



# **Tri-Cities HOME-ARP Allocation Plan**

## **Tri-Cities HOME Consortium**

**Submitted to HUD**

**March 2023**

## Table of Contents

<b><i>Introduction .....</i></b>	<b><i>3</i></b>
<b><i>Consultation Process .....</i></b>	<b><i>5</i></b>
<b><i>Public Participation .....</i></b>	<b><i>19</i></b>
<b><i>Needs Assessment and Gaps Analysis .....</i></b>	<b><i>21</i></b>
<b><i>HOME-ARP Activities .....</i></b>	<b><i>73</i></b>
<b><i>Use of HOME-ARP Funding .....</i></b>	<b><i>74</i></b>
<b><i>HOME-ARP Production Housing Goals.....</i></b>	<b><i>78</i></b>
<b><i>Preferences .....</i></b>	<b><i>79</i></b>
<b><i>Referral Methods .....</i></b>	<b><i>81</i></b>
<b><i>Limitations in a HOME-ARP Rental Housing or Non-Congregate Shelter Project.....</i></b>	<b><i>83</i></b>
<b><i>HOME-ARP Refinancing Guidelines .....</i></b>	<b><i>85</i></b>
<b><i>Appendix.....</i></b>	<b><i>86</i></b>

## Introduction

The Tri-Cities HOME Investment Partnerships Program American Rescue Plan (HOME-ARP) allocation plan outlines how the Tri-Cities HOME Consortium plans to spend its HOME-ARP funds. The Tri-Cities Consortium includes the Cities of Kennewick, Pasco, and Richland. The City of Richland receives and administers HOME funds on behalf of the three cities.

In 2021, Congress passed the American Rescue Plan Act, which provided \$5 billion to communities across the country to address the ongoing impacts of the COVID-19 pandemic on the economy, public health, governments, individuals, and businesses. This one-time funding, known as HOME-ARP, is administered through the U.S. Department of Housing and Urban Development (HUD). The Tri-Cities HOME Consortium will receive a HOME-ARP allocation of \$2,394,949, which will be administered by the City of Richland. This funding may be used for activities within the three member cities.

Four eligible groups of recipients can be assisted by HOME-ARP funds; these are referred to as “qualifying populations” (QPs). These QPs include:

- **Individuals experiencing homelessness**, as defined in 24 CFR 91.5.
- **Individuals at risk of homelessness**, as defined in 24 CFR 91.5.
- **Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking**, as defined by HUD.
- **Other populations where providing supportive services or assistance would prevent homelessness or would serve those at greatest risk of housing instability.**

Communities can use their HOME-ARP funds for specific eligible activities, which include:

- **Development of affordable rental housing.**
- **Tenant-based rental assistance.**
- **Supportive services.**
- **Development of non-congregate shelter facilities.**
- **Capacity building and operating support for organizations implementing a HOME-ARP activity.**
- **Planning and administration costs.**

Each HOME-ARP grantee, or participating jurisdiction (PJ), must first develop an allocation plan to receive its HOME-ARP funds. HUD has established a set of required actions for the allocation planning process as well as specific elements that must be included in submitted HOME-ARP allocation plans. These elements include:

- A summary of the consultation process, its results, and any comments received through public participation, including any recommendations not accepted and the reasons why.
- A description of the size and demographic composition of the four QPs within the Consortium boundaries.
- The identification and assessment of the unmet needs for services, shelter, and housing for each QP.
- An assessment of the existing gaps in the grantee's housing and shelter inventory, homeless assistance and services, and homelessness prevention service delivery system.
- A description of the grantee's planned uses for HOME-ARP funds across the eligible activities based on the unmet needs of the QPs. This must include an allocation of HOME-ARP resources among the eligible activities and planned distribution methods.
- An estimate of the number of housing units that the grantee anticipates producing or preserving with HOME-ARP funds.
- Identification of any preferences for serving a QP or subpopulation as well as the planned referral methods.

The Consortium retained The Cloudburst Group to support the allocation planning process and plan development. Planning activities commenced in August 2022 and included a comprehensive set of stakeholder consultation sessions, an online stakeholder survey, and an extensive analysis of multiple data sources. The consultation sessions and survey sought to engage service, shelter, and housing providers as well as others with knowledge of the HOME-ARP QPs across the Tri-Cities. These perspectives, along with quantitative data analysis, helped the Consortium better understand the multi-faceted and complex service, shelter, and housing needs facing the QPs and ultimately informed the allocation decisions in the HOME-ARP allocation plan.

This document utilizes the suggested format provided by HUD for the development of HOME-ARP allocation plans. Regulatory requirements and prompts provided by HUD for each section are included to provide context for the components of the allocation plan. An Acronym guide is available in the [Appendix](#).

# Consultation Process

## Regulatory Requirements

PJs must consult with several different stakeholder organizations as outlined in Section V.A of [HUD Notice CPD-21-10](#). These stakeholders include:

- Continuums of Care (CoCs) serving the jurisdiction's geographic area.
- Homeless service providers.
- Domestic violence service providers.
- Veterans' groups.
- Public housing authorities/agencies.
- Public agencies that address the needs of the QPs.
- Public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

HUD requires all PJs to complete the consultation process for HOME-ARP prior to the development of the allocation plan.

## Describe the consultation process, including methods used and dates of consultation.

The Consortium conducted 11 stakeholder consultation sessions in October and November of 2022 to gather input from individuals across 30 agencies working to meet the needs of the QPs. The Consortium also developed and distributed an online stakeholder survey, which gathered 12 responses from nine organizations. All consultation participants were encouraged to complete the survey, which provided an opportunity for additional input.

### **Consultation Sessions**

The Consortium held four in-person consultation sessions and seven virtual consultation sessions in October and November of 2022 with organizations, agencies, and entities working with the four QPs across the Tri-Cities area to inform its HOME-ARP allocation plan. Each session was facilitated by consultants and Consortium staff. Extensive outreach occurred prior to these sessions to identify key stakeholders and directly request their participation, which resulted in a higher level of engagement.

Each session began with an overview presentation of the HOME-ARP program, the QPs, and the five eligible HOME-ARP activities. The objective of the overview presentation was to provide stakeholders with an opportunity to gain awareness of the HOME-ARP program and share their comments and concerns with Consortium staff. Following the presentation, the consultants facilitated a discussion on the unmet needs and challenges facing the QPs regarding shelter, services, and housing. Each group was also asked to identify priorities for

the use of HOME-ARP funds. These discussions allowed Consortium staff to hear the needs and challenges facing the QPs directly from service providers and agencies working with these populations. Each consultation session was scheduled for one to one-and-a-half hours and was organized around specific topics to gather input from stakeholders working with similar populations and/or providing similar services.

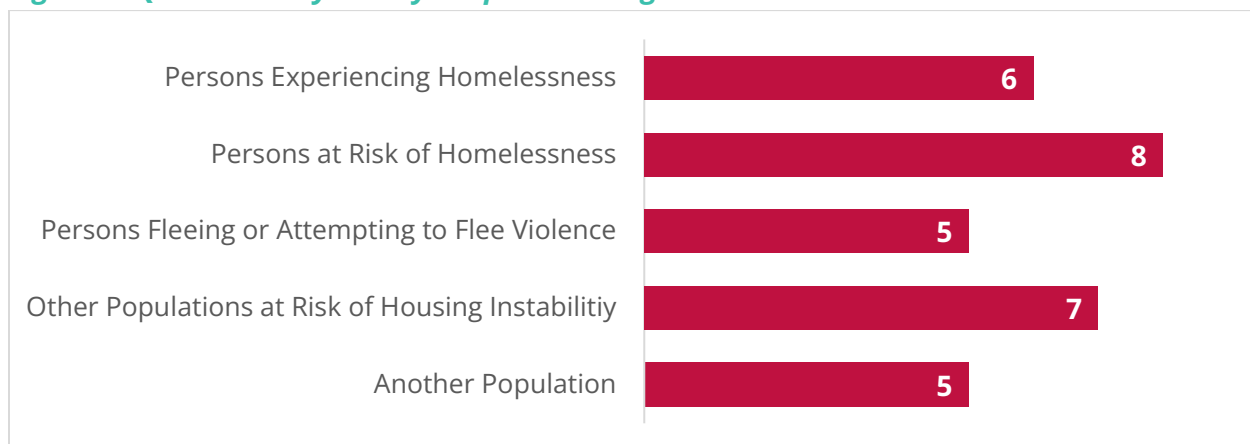
### ***Stakeholder Survey***

The Consortium also developed and distributed an online survey to gather input from service providers across the Tri-Cities area. This strategy enabled the Consortium to hear from individuals who were unable to attend one of the in-person or virtual consultation sessions as well as provide an additional avenue of feedback for attendees. The survey received 12 responses from individuals across nine organizations.

The survey began with a high-level overview of the HOME-ARP program and eligible activities, the amount of HOME-ARP funds allocated to the Consortium, and definitions of each of the HOME-ARP QPs. Throughout the survey, the Consortium repeated the definitions of the HOME-ARP QPs and provided additional information as needed to help clarify HOME-ARP terms (e.g., the definition of non-congregate shelter) to assist survey respondents.

Figure 1 indicates that there was an even distribution of organizations working across the HOME-ARP QPs served. Of those organizations surveyed, 58 percent served individuals experiencing homelessness; 75 percent served individuals at risk of homelessness; 67 percent served persons fleeing or attempting to flee domestic violence, sexual assault, dating violence, stalking, and human trafficking; and 67 percent served other populations at risk of homelessness or housing instability. Of those surveyed, six respondents (50 percent) indicated that they served another population including young adults (aged 18–24), the elderly, persons with disabilities, victims of crime, and low-income persons needing civil legal services. Many respondents who indicated that their organization served another population also served one of the four HOME-ARP QPs.

**Figure 1: QPs Served by Survey Respondent Organizations**



Between the consultation sessions and the stakeholder survey, the Consortium gathered input from 30 organizations on the housing, shelter, and service needs facing the HOME-ARP QPs across the Tri-Cities area. The [Appendix](#) includes a complete list of the organizations who provided input during the development of the allocation plan and lists the organization type, QPs served, and consultation method for each organization. Table 1 outlines organizations and individuals consulted, by consultation method. See the [Appendix](#) for an outline of all organizations by stakeholder type and QP served.

**Table 1: Consultation Methods and Participants**

Group Consultation Meetings		
Meeting Focus	Date	Attendees
Persons experiencing homelessness	10/20/22	ANSIL; Benton and Franklin Department of Human Services; Catholic Charities; Elijah Family Homes; iMPACT! Compassion Center; Lutheran Family Services; Oxford Homes; Safe Harbor Crisis; Three Rivers Therapy/Stay Anchored; Union Gospel Mission
Persons at risk of homelessness	10/20/22	ANSIL; Benton & Franklin Department of Human Services; Catholic Charities; Community Action Connection; Elijah Family Homes; Lutheran Family Services; Oxford Homes; TC Futures
People fleeing or attempting to flee domestic violence, sexual assault, and/or human trafficking	10/20/22	Domestic Violence Services of Benton and Franklin; Mirror Ministries
Veterans	10/21/22	Benton & Franklin Department of Human Services; Columbia Basin Veterans Center

School-aged children and youth	10/26/22	Kennewick School District; Richland School District
Local Continuum of Care	10/26/22	Benton & Franklin Department of Human Services; Betsy Metcalf, Community Member; Catholic Charities; City of Kennewick; City of Pasco; City of Richland; Empower Life; Greater Health Now; Jim Millbauer, Kennewick City Council; Kennewick Public Housing Authority; Snipes H3; Tri-Cities Community Health
Public housing authorities	11/7/22	Housing Authority of Pasco and Franklin County; Kennewick Housing Authority
Legal services	11/8/22	Benton Franklin Legal Aid; Legal Counsel for Youth and Children; Northwest Fair Housing Alliance; Northwest Justice Project
Community services	11/14/22	Ben Franklin Transit; Empower Life; Goodwill Industries of the Columbia; Snipes H3
<b>Individual Consultations</b>		
<b>Meeting Focus</b>	<b>Date</b>	<b>Attendees</b>
CoC staff	10/12/22	Benton & Franklin Department of Human Services
Community-wide needs	10/13/22	United Way of Benton & Franklin Counties
<b>Survey Respondents</b>		
Benton & Franklin Department of Human Services	Housing Authority of Pasco and Franklin County	
Benton Franklin Community Action Connections	Kennewick Housing Authority	
Benton Franklin Legal Aid	Northwest Justice Project	
Empower Life	Support, Advocacy, and Resource Center	
Goodwill Industries of the Columbia		

**Summarize feedback received and results of upfront consultation with these entities.**

### ***Consultation Session Themes***

Through discussions with stakeholders as part of the consultation sessions, the Consortium was able to hear directly from organizations working with the four HOME-ARP QPs on the



housing, shelter, and service needs they are seeing in their communities. Stakeholders spoke of the tremendous needs and challenges faced by the QPs as well as by program staff in providing services to these communities.

Across the 11 virtual consultation sessions, several cross-cutting themes emerged. Stakeholders described how all four of the HOME-ARP QPs have complex needs that often require long-term access to affordable housing coupled with supportive services. Programs that provide both housing and supportive services can have a significant positive impact on peoples' lives; however, the overall lack of affordable housing limits the housing that is available. Many stakeholders explained how rising rents and low vacancy rates have dramatically reduced the available stock of privately owned rental housing. The current housing and shelter inventory, as well as the service delivery system, is strained and lacks the capacity to meet the growing needs of the QPs.

### ***Affordable Housing Themes***

In all sessions, stakeholders spoke at length about the low vacancy rate and the impacts on Tri-Cities residents. One stakeholder suggested that there are “eighteen applicants for every one vacancy across the entire spectrum of housing.” With such a tight rental market, landlords have the capacity to raise rents drastically and set inaccessible screening criteria. Stakeholders reported that landlords are requiring applicants' incomes to be triple the rent.

Other common reasons that applications are being denied include having “any sort of criminal history,” using a rental voucher, or having an eviction on their record. One stakeholder suggested that the statewide eviction moratorium in effect from February 2020 to October 2022 has resulted in a backlash from landlords who will no longer “take chances” on people with evictions on their records, stating that “an eviction is worse than a felony conviction.” Fair housing advocates reported that the main reason that people are being evicted is their inability to pay rent and that the Tri-Cities has one of the highest rates of evictions in the state based on their experience working in multiple communities.<sup>1</sup> Tenants who are not being evicted are living in substandard rental conditions—for example, in units with mold or unaddressed maintenance issues—because they “aren't able to move around as much. They can't afford to get in anywhere. There's nowhere to go. And they're hanging on with their fingernails to what they have.”

These stringent rental criteria have had a disparate impact on young people, undocumented people, people with limited English proficiency, people with mental health

---

<sup>1</sup> [Eviction Lab](#) data indicates that Benton County has an eviction rate of 2 percent and Franklin County has a rate of 1.2 percent. As a comparison, the rate for the whole state of Washington is 1.5 percent.

disabilities, and survivors of domestic violence and human trafficking. One domestic violence advocate reported an uptick in the severity of violence "because of the economic situation and COVID and lack of ability to find housing before things get into this severe physical abuse."

One stakeholder shared about her experience finding housing with her husband after experiencing homelessness: "Just this weekend, we moved into a new place. Because living with his parents was, you know, taking a toll on our marriage. It is about \$1250 a month. [My husband] works [and] makes too much for us to live in the low-income ones. But the ones that we can [get into] are all of his paycheck. And that's really hard. Because we talked to maybe seven different places, and there's just no way they'd make an exception. And then with me, I was homeless for a while before I came up here. And I have no credit score, I had no help with that kind of stuff. And there's just, it's really hard these days being 21 with a minimum-wage job."

### **Rental Assistance Themes**

Stakeholders described multiple existing rental assistance and housing voucher resources, including Treasury Rental Assistance Program, the state-funded Eviction Rent Assistance Program, and Emergency Housing Vouchers over the last few years. Stakeholders expressed concerns regarding the expiration of these resources in July 2023 but expressed greater concerns about finding rental units that would accept rental assistance. As described above, the tight rental market has emboldened landlords to deny applications for voucher holders. In fact, one stakeholder reported that landlords have refused to accept Rental Assistance Program funds because by accepting the funds, they are agreeing that they will not raise the rent for the next six months.

Even for non-emergency vouchers like Housing Choice Vouchers, utilization rates decreased substantially because people cannot find units in the private market that are within Fair Market Rent (FMR) and that will not screen them out due to criminal background, rental history, or use of a voucher. Stakeholders suggested this is particularly challenging for people experiencing homelessness, people with mental health disabilities, and young people; these populations need supportive services to help them locate and advocate for acceptance into housing.

### **Supportive Services Themes**

Stakeholders spoke about a variety of supportive services that are available in the Tri-Cities, particularly for minor youth, veterans, and Medicaid-eligible people with disabilities, but they also identified several gaps. Stakeholders reported clients waiting three months to see a therapist and six months for medication management. Victim services providers and legal advocacy organizations described insufficient funding to hire and retain qualified staff. Limited funding also means that organizations are unable to train and provide services

needed by the QPs. As one stakeholder said, “you can access housing programs, but you also need to address all the other basic needs that go on with it or this person is going to continue to be at risk [...] and quite frankly, most of our programs don't provide that kind of intensive support.”

### ***Non-Congregate Shelter Themes***

Several themes emerged related to shelter during the consultation sessions, particularly around the lack of access for specific subpopulations. Stakeholders indicated there is minimal shelter for women and women-led families, which has a particular impact on victims of sex trafficking, sexual assault, or stalking that is not tied to intimate partner violence who are not eligible to stay at the domestic violence shelter. Stakeholders noted that there is even less shelter available for families with adult men and/or adolescent boys; the only options for these families are county-funded hotel stays or domestic violence shelter. As a result, families must separate across shelters serving women and women-led families, youth shelters, and men’s shelters. Stakeholders had many concerns about the lack of low-barrier shelter. Although there is a large men’s shelter that is “never full,” individuals who are actively using substances or experiencing psychosis, individuals who can’t complete basic personal care needs, and registered sex offenders are unable to access shelter.

### ***Nonprofit Capacity Building Themes***

Three key themes arose related to nonprofit capacity building: development capacity, service provider training, and systems improvements. The primary organizations developing affordable housing are public housing authorities/agencies, but they have such limited staff capacity that they can only develop one project at a time. Service providers in consultations reported challenges with hiring and retaining qualified and well-trained staff. New staff require intensive on-the-job training and frequently move on to higher-paid jobs once they have been trained. Finally, stakeholders described a housing and service delivery system that is complex, inaccessible, and traumatizing for QPs. They expressed a need for a coordinated and streamlined process to improve QPs’ access to resources.

### ***Feedback From the Stakeholder Survey***

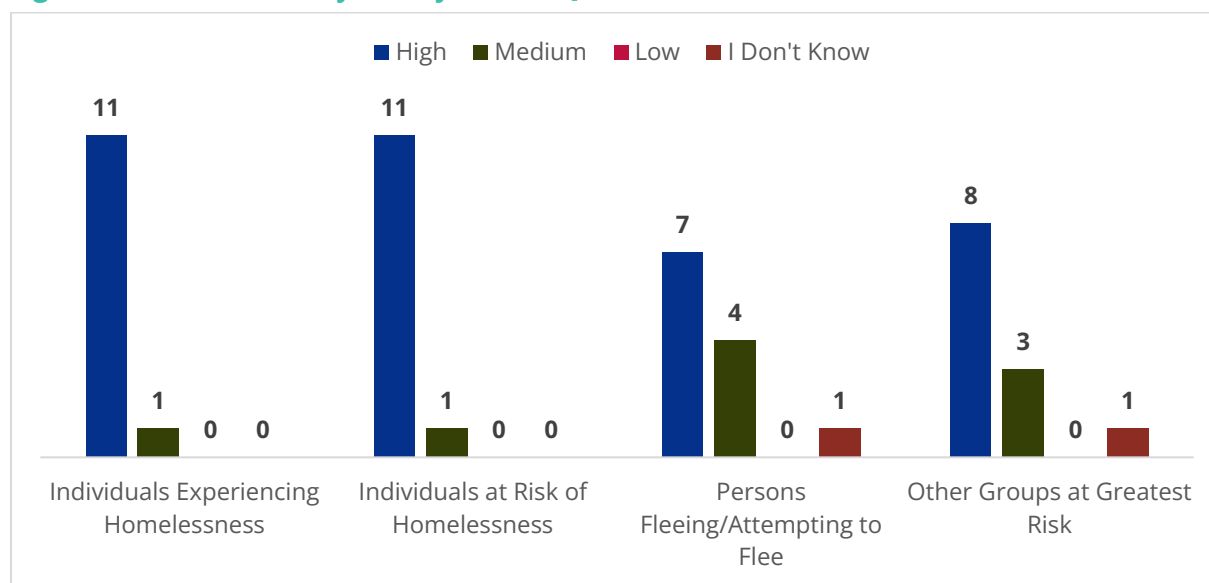
The following section summarizes the major takeaways from the stakeholder survey. The [Appendix](#) contains a complete list of the multiple-choice results from the survey.

The survey asked a series of questions to gauge the level of need for housing, shelter, and services for each of the HOME-AR QPs. One question asked respondents to rank the overall level of need for each of the four QPs using a scale of high, medium, and low.

Respondents were provided the option to opt out of ranking any of the populations by responding “I don’t know.” The results of this question are summarized in Figure 2 and indicate that most respondents felt that each QP faced high overall needs. Ninety-two

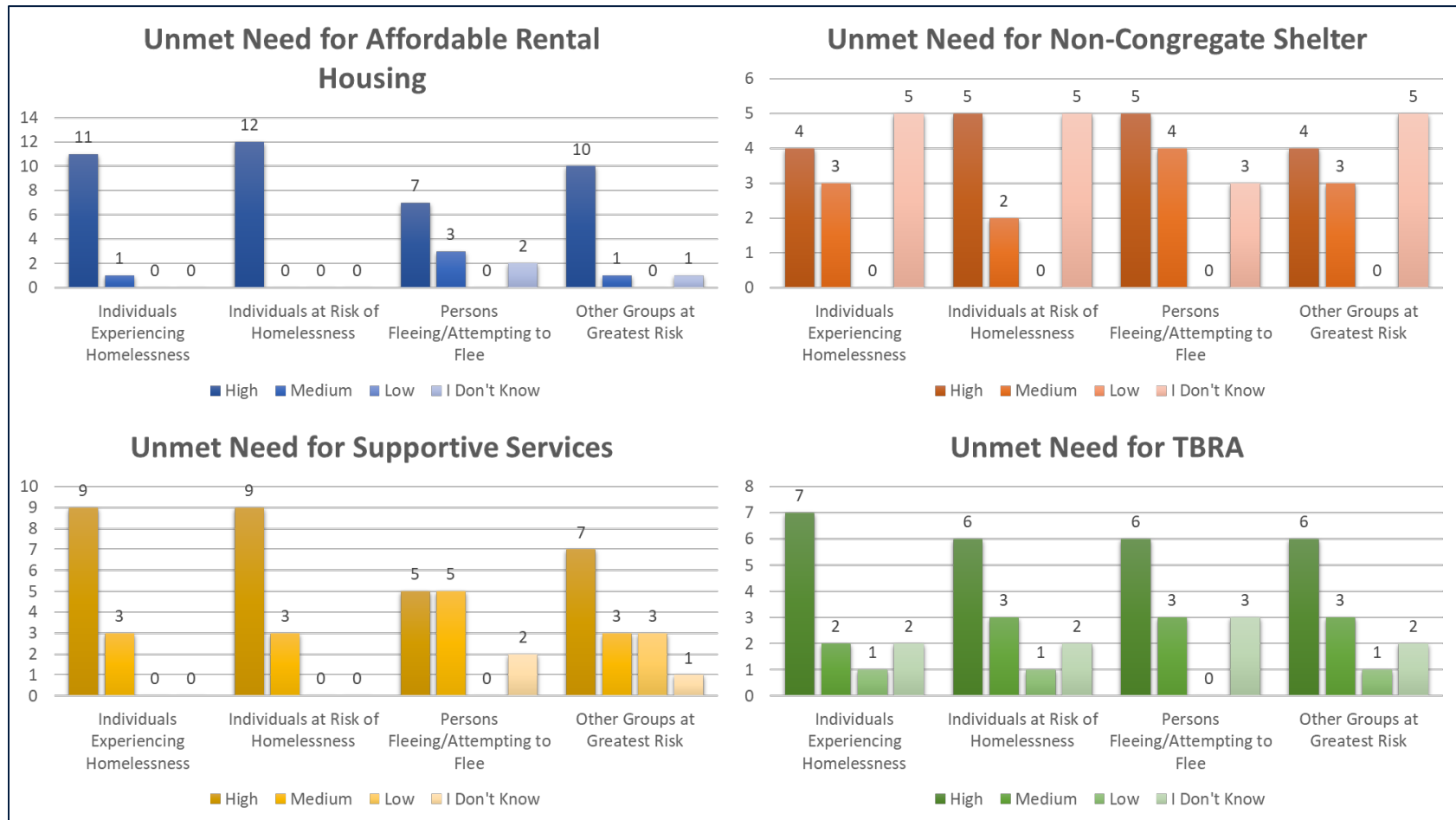
percent of respondents indicated that there were high overall needs for individuals experiencing homelessness and the same number indicated there were high needs for individuals at risk of homelessness. There was greater variation across responses for persons fleeing or attempting to flee and for other populations. Specifically, 58 percent of respondents ranked persons fleeing or attempting to flee as having high needs and 33 percent said this QP had medium needs. For other populations at greatest risk of homelessness or housing instability, 67 percent indicated there were high needs and 25 percent said this QP had medium needs.

**Figure 2: Overall Level of Need for Each QP**



The survey then asked respondents to indicate the level of need for affordable rental housing, tenant-based rental assistance (TBRA), supportive services, and non-congregate shelter (NCS) for each of the QPs. Figure 3 shows that in general, respondents felt there is a high level of need for each activity for all QPs. When comparing the results across eligible activities, however, more respondents indicated that there were higher unmet needs for affordable rental housing relative to the other eligible activities. Specifically, when it came to affordable rental housing, 92 percent of respondents indicated there was a high unmet need for individuals experiencing homelessness, 100 percent indicated a high unmet need for individuals at risk of homelessness, 58 percent indicated a high unmet need for persons fleeing or attempting to flee, and 67 percent indicated a high unmet need for other populations. In comparison, for supportive services, these figures were 75 percent, 75 percent, 42 percent, and 58 percent. For TBRA, these percentages were 58 percent for individuals experiencing homelessness and 50 percent for each of the other qualify populations. For NCS, they were 42 percent for individuals experiencing homelessness, at risk of homelessness, and fleeing or attempting to flee, and 33 percent for other populations.

**Figure 7: Unmet Needs for the HOME-ARP Eligible Activities for Each Qualifying Population**



When asked to prioritize how they would spend HOME-ARP funds across the eligible activities, the majority of respondents indicated they would prioritize affordable rental housing, followed by supportive services, nonprofit capacity building for providers, TBRA, and then non-congregate shelter. Figure 4 provides an overview of how respondents ranked the HOME-ARP-eligible activities using a scale of 1 to 5, with 1 as the highest priority and 5 as the lowest.

Figure 4 shows that 50 percent of respondents selected affordable rental housing as their highest priority, 42 percent selected it as their second choice, and 8 percent as their fifth. Among the 50 percent of respondents who selected another activity as their first choice, 25 percent selected non-profit capacity building as their first choice, 17 percent selected supportive services and 8 percent selected TBRA. No respondents selected non-congregate shelter as their highest priority.

**Figure 4: Prioritization of HOME-ARP Funds Across the Eligible Activities**

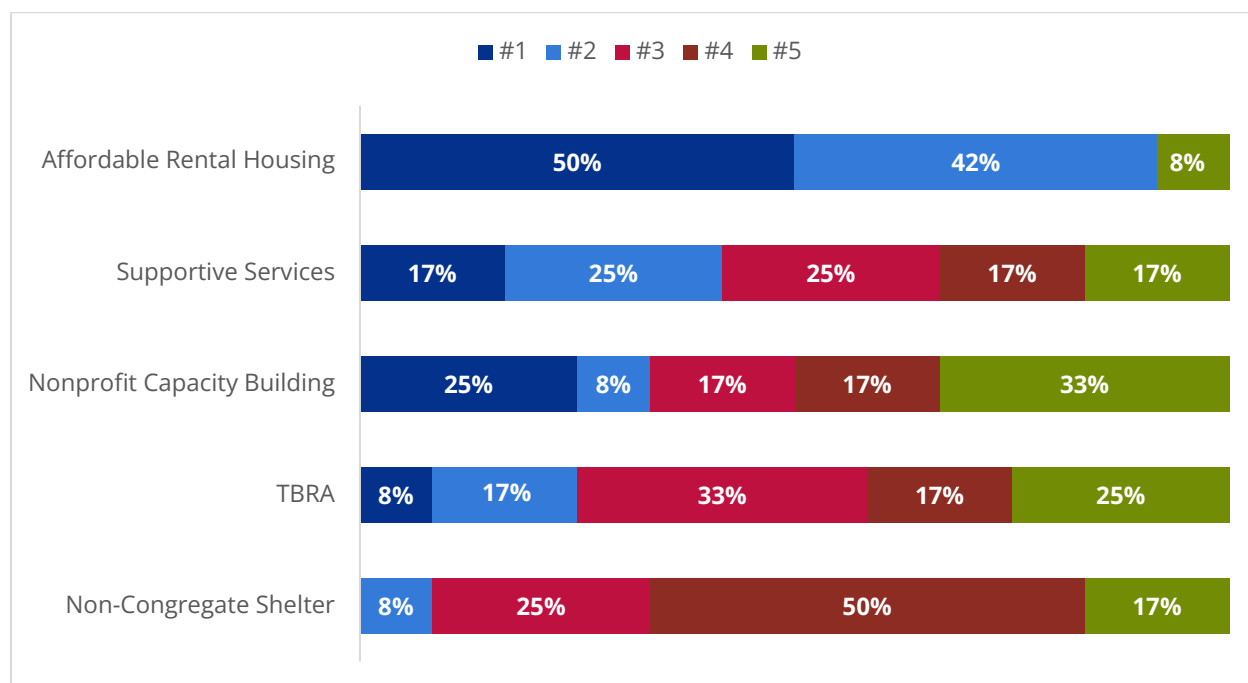


Table 2 outlines the average weighted score for each HOME-ARP activity, which provides a clear ranking of the activities based on respondents' prioritization. The average weighted score is calculated by assigning weights to each response option (i.e., the 1-to-5 scale) for the survey question, with higher weights assigned to higher scores. Higher average weighted scores indicate that respondents prioritized a HOME-ARP activity more. The average weighted scores demonstrate that respondents prioritized affordable rental housing the most, followed by supportive services, nonprofit capacity building, TBRA, and then non-congregate shelter.

**Table 2: Average Weighted Score of Prioritized HOME-ARP-Eligible Activities**

Ranking Order	HOME-ARP-Eligible Activity	Average Weighted Score
#1	Affordable Rental Housing	4.25
#2	Supportive Services	3.08
#3	Non-Profit Capacity Building	2.75
#4	Tenant-Based Rental Assistance	2.67
#5	Non-Congregate Shelter	2.25

The survey also asked respondents to prioritize which supportive services are most needed for each HOME-ARP QP. The survey first presented a list of eligible supportive services—including case management, food assistance, life skills training, and mental health services—and asked respondents to select which services were needed most for each QP. Respondents were then asked to prioritize the services they had just selected for each population. Table 3 outlines the average weighted scores for each supportive service by QP.

Table 3 indicates that there was a significant overlap in the top supportive services identified for each QP. Notably, one-time financial assistance and housing search assistance/counseling were identified as two of the most needed supportive services for all four QPs. For individuals experiencing homelessness, the top five ranked supportive services included one-time financial assistance, housing search assistance and counseling, case management, mental health services, and outreach services. For individuals at risk of homelessness, respondents identified short- and medium-term rental assistance, one-time financial assistance, substance use treatment services, housing search assistance/counseling, and outreach services as most needed. For persons fleeing/attempting to flee, the top-ranked services included one-time financial assistance, victims' services, short- and medium-term rental assistance, legal services, and housing search assistance/counseling, while for other populations, the top five included one-time financial assistance, housing search assistance/counseling, mental health services, legal services, and life skills treatment.

**Table 3: Prioritization of Supportive Services for Each QP**

Rank	Individuals Experiencing Homelessness	Individuals at Risk of Homelessness	Persons Fleeing/ Attempting to Flee	Others at Greatest Risk
#1	One-time financial assistance costs	Short- and medium-term rental assistance	One-time financial assistance costs	One-time financial assistance costs
#2	Housing search assistance and counseling	One-time financial assistance costs	Victims services for people fleeing/attempting to flee	Housing search assistance and counseling
#3	Case management	Substance use treatment services	Short- and medium-term rental assistance	Mental health services
#4	Mental health services	Housing search assistance and counseling	Legal services	Legal services
#5	Outreach services	Outreach services	Housing search assistance and counseling	Life skills training

Lastly, the survey offered respondents the opportunity to provide additional input on the housing, shelter, and service needs of the HOME-ARP QPs as well as comment on provider and system capacity. Figure 5 includes several notable quotations from survey respondents about each HOME-ARP-eligible activity. The selected quotations highlight the spectrum of perspectives among respondents on which eligible activities are most needed in the Tri-Cities area and what barriers pose challenges to serving the HOME-ARP QPs.



**Figure 5: Selected Quotations From the Stakeholder Survey on Unmet Needs**

#### Affordable Rental Housing

- "Fair Market Rents and Affordability are a high priority of need. Finding affordable units are scarce in the bi-county area. Applicants that we see have a hard time meeting the requirement of most landlords; i.e., income either twice or three times the rent and a clean rental history. Being able to pay first month, last month, and a deposit is out of reach for most of those listed in this survey."
- "Limited vacancies in the Tri-Cities to house families who are currently homeless. Also, the rise of rents and limitation of resources to assist in paying higher rents have become an issue."
- "More affordable buildings/homes for rental that will allow families/individuals to remain in a stable home."

#### Supportive Services

- "Staffing has been and continues to be an issue to best serve individuals/households; many programs do not come with case management dollars. Without case managing, it is like putting a band-aid on the source of the immediate needs. Skills need to be taught—from basic budgeting to saving for future emergencies that are inevitable."
- "Money is always a huge help, not only to help the program meet the needs but to also help the programs continue offering services. Our program helps clients with the legal side of the issues and [...] we have had much success, but with such a small staff, we are only touching the tip of issues."
- "Have as many mental health professionals as possible in shelters and other areas that offer social services. Support groups are very necessary."

### Non-Profit Capacity Building

- "Staff that are qualified to do this type of work, who have been trained in harm reduction, Housing First, trauma-informed approach, property inspections, landlord-tenant laws, reasonable accommodation, lead paint, elimination of barriers, etc."
- "More staffing trained to work with individuals/households aimed at teaching life skills for long-term success in order to remove the revolving door that has remained present within Benton and Franklin Counties."

### Non-Congregate Shelter

- "Our area doesn't have enough shelters. There isn't a place that can help a family that becomes homeless because families get split up if they go to the current shelters."
- "There needs to be staff that are willing to work with varying individuals and family compositions and create low-barrier shelters to assist all in crisis, especially when children are being affected when sending them back out into the street for disabilities, ages, total children in the households, etc. Homeless shelters are more prominent for single men than there are for women or men with children, which is a huge need in the communities."

### Tenant-Based Rental Assistance (TBRA)

- "The lack of affordable housing opportunities in our community is jarring. There just isn't enough affordable housing for individuals and families to rent. With more TBRA resources, I ponder: where will those applicants live? Who will rent to them if there are no low-barrier, vacant units available to rent? What then happens to this money?"

### ***Overall Trends and Themes Identified Through the Consultation Process***

Across the consultation sessions and in the survey, stakeholders expressed the need for more affordable rental housing and supportive services across all QPs. While stakeholders described a need for both short- and long-term housing solutions, they also underscored how the lack of affordable and available housing options for lower-income communities strains the existing housing and shelter inventory. Input from stakeholders made it clear that factors such as rising housing costs, inflation, lack of affordable housing options at different income levels, difficulty finding and keeping well-trained staff, limited resources and funding, difficulty using rental vouchers on the private market, and rise in evictions have led to housing, shelter, and service systems that are unable to meet the current level of need of the four QPs in the Tri-Cities area.

## Public Participation

### Regulatory Requirements

Section V.B. of [HUD Notice CPD-21-10](#) outlines the requirements for PJs in providing and encouraging citizen participation in the development of the HOME-ARP allocation plan. Prior to submitting the allocation plan to HUD, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan for a period of at least 15 calendar days. During public engagement, PJs must abide by the requirements outlined in their Citizen Participation Plan and hold at least one public hearing during the development of the allocation plan and prior to submission to HUD.

PJs must also disclose the jurisdiction's total HOME-ARP allocation to the public as well as the range of eligible activities the PJ could pursue with their HOME-ARP funding. Following the public hearing and comment period, PJs must summarize any comments received, describe efforts to broaden public engagement, and explain whether any comments or recommendations were not accepted and why.

**Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan.**

**Table 4: Dates for Public Participation Events for HOME-ARP Allocation Plan**

Event	Date(s)
Public Notice	February 16, 2023
Public Comment Period	February 17 – March 6, 2023
Public Hearing	March 7, 2023, 6:00 PM

**Describe the public participation process.**

The Consortium sought feedback from the general public on the draft HOME-ARP Allocation Plan through a 15-day public comment period and public hearing. The Consortium published a public notice on the public comment period and public hearing in English in the *Tri-Cities Herald* and in Spanish in *Tú Decides*. The City of Richland published the public notice on the City's website and Facebook page. In addition, the Consortium made hard copies of the draft plan available at each member's City Hall, each City's public library, and in the Richland Community Center and the Hispanic Chamber of Commerce.

The Consortium followed the requirements outlined in its Citizen Participation Plan during the development of the HOME-ARP Allocation Plan regarding broadening public participation and ensuring reasonable accommodations for persons with disabilities.

### **Describe efforts to broaden public participation.**

The Consortium utilized several methods to broaden public participation and seek comments on its HOME-ARP Allocation Plan. The Consortium shared the draft allocation plan with its community partners, including all stakeholders engaged during the consultation process, via email. The draft plan was published on Richland's website and the public notice announcing HOME-ARP, the Allocation Plan, the public comment period, and the public hearing was published in English in the Tri-Cities Herald and in Spanish in Tú Decides. Lastly, the Consortium provided hard copies of the draft plan at each member's City Hall, each City's public library, and in the Richland Community Center and the Hispanic Chamber of Commerce.

Following the adoption of the HOME-ARP Allocation Plan, the [Appendix](#) was updated to include supporting documentation for the public comment period and public hearing as well as a summary of the comments received and an explanation for why any comments or recommendations were not accepted.

### **Summarize the comments and recommendations received through the public participation process either in writing or orally at a public hearing.**

The Consortium received six public comments/questions related to the draft HOME-ARP Allocation Plan which are included in the Appendix. All public comments/questions were received during the public comment period and none were received during the public hearing on March 7, 2023. All public comments/questions received were accepted.

Of the six comments received, two asked clarifying questions about HOME-ARP program requirements. Four comments mentioned that the Allocation Plan underscored a high need for affordable rental housing in the Consortium and three comments specifically mentioned that more HOME-ARP funding should be allocated towards affordable rental housing development than supportive services activities.

### **Summarize any comments or recommendations not accepted and state the reasons why.**

All public comments/questions received during the public comment period were accepted.

# Needs Assessment and Gaps Analysis

## Overview

The Needs Assessment and Gaps Analysis begins with a description of the regulatory requirements outlined in [HUD Notice CPD-21-10](#) followed by a description of the Tri-Cities Consortium's data methodology. The plan then estimates the size and demographic composition of each QP and summarizes the unmet housing, shelter, and service needs facing these populations.

## Regulatory Requirements

HOME-ARP grantees must complete a Needs Assessment and Gaps Analysis that evaluates the size and demographic composition of the four HOME-ARP QPs within the jurisdiction's boundaries and assesses the unmet needs of these populations. These requirements are described in Section V.C.1 of [HUD Notice CPD-21-10](#). Required elements include analysis of the shelter, housing, and service needs of individuals experiencing sheltered and unsheltered homelessness, those currently at risk of homelessness, individuals and households requiring services or housing assistance to prevent homelessness, and those at greatest risk of housing instability or who live in unstable housing situations. The assessment must also identify existing gaps within the jurisdiction's shelter system, housing inventory, and service delivery system.

Furthermore, the assessment must include a description of the housing characteristics that are associated with housing instability and an increased risk of homelessness if the PJ is including these conditions under the HUD definition of "other populations." The assessment should also identify the PJ's priority needs for each QP and describe how the PJ determined these needs as well as the existing gaps in the grantee's shelter, housing, and service delivery systems.

## Data Methodology

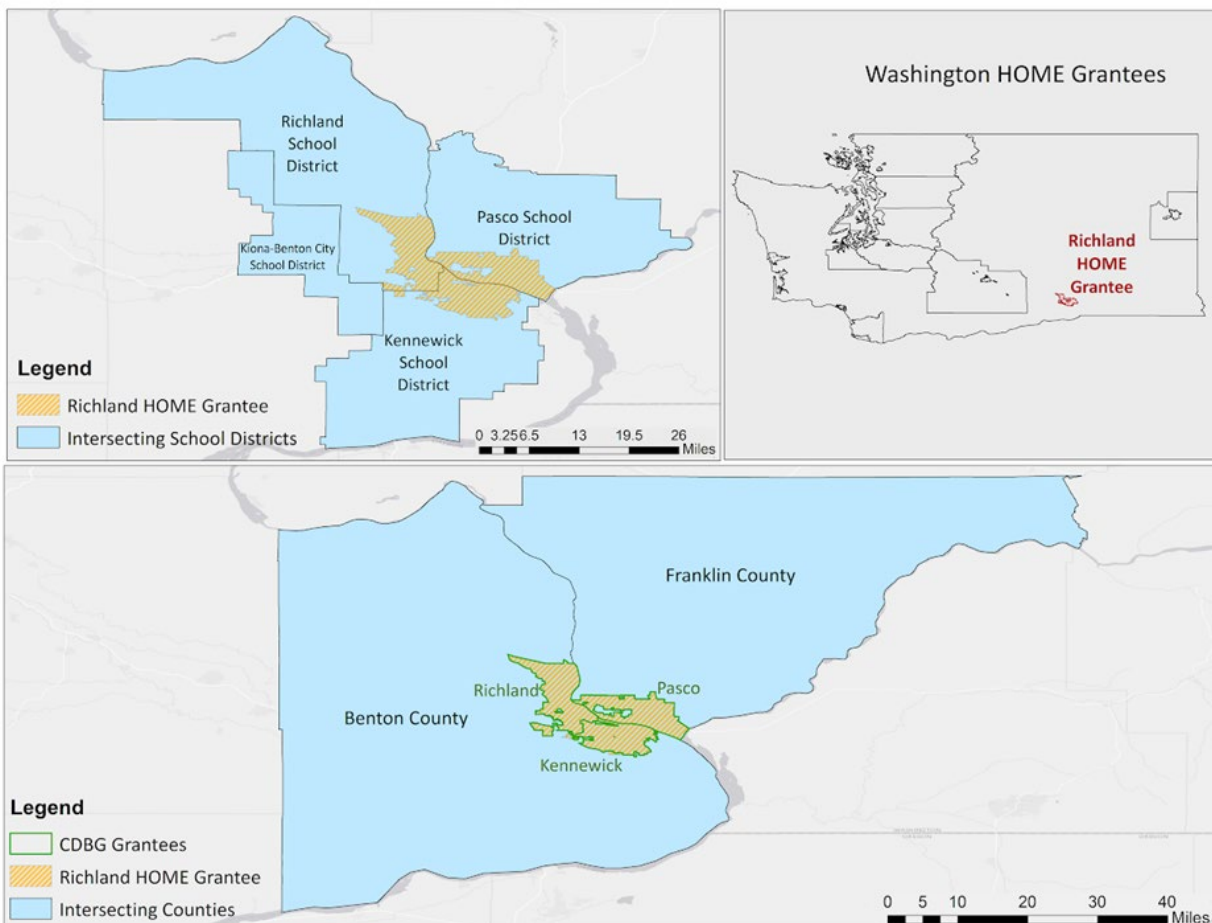
There are several challenges at play when it comes to gathering and analyzing data on the four HOME-ARP QPs. The definitions for each of the QPs are multifaceted and there is no single data source that neatly aligns with the entirety of each definition. PJs must therefore utilize existing data sources that line up with pieces of the HOME-ARP definitions. The implication of this is that estimates on the size, demographic composition, and needs facing each of the QPs are incomplete and underrepresent the true extent of needs facing individuals who make up these communities.

In addition to the misalignment between the QP definitions and existing data sources, there is also a spatial mismatch that limits the accuracy of the available data for the

purposes of HOME-ARP. Since HOME-ARP is administered by HOME PJs, the boundaries for HOME PJs represent the boundaries for HOME-ARP recipients.

For all QPs, the misalignment between data sources and boundaries is somewhat complicated by county and CoC jurisdictions, which do not align with HOME PJ boundaries. The Tri-Cities of Kennewick, Pasco, and Richland is located within the counties of Benton and Franklin and the Washington Balance of State CoC. For unhoused and highly mobile households, city-level data may not be available or may not accurately describe the need. Where this is true, the Consortium used county-level data.

**Figure 6: Tri-Cities Consortium PJ Boundaries Comparison**



Lastly, another significant data limitation is the inability to deduplicate individuals and households across data sources. For available data that align with pieces of the HOME-ARP QP definitions, many sources are aggregated and provide estimates for the number of individuals and households within specific groups such as income category. Other data provide individual-level information that is useful for analyzing trends such as racial and ethnic disparities. These data may contain unique identifiers that can be used to determine whether an individual appears more than once in the same dataset; however, it is not possible to determine whether individuals in one dataset are also present in another. Even

when unique identifiers are available, they are usually unique to only one dataset. It is therefore not possible to determine the extent of overlap across data sources, or even across the QPs, which calls into question the accuracy of the estimates for the QPs.

Although there are significant limitations with existing data sources, available data sources can still provide useful information to better understand the needs facing the four QPs. In the development of the Tri-Cities HOME-ARP allocation plan, the Consortium gathered and analyzed data from state and federal sources, such as reports, assessments, datasets, and dashboards, to locate the most current information on the QPs. During the consultation process, the Consortium also asked stakeholders for recommendations on reports and datasets to gather additional resources for the allocation plan. Table 5 outlines the primary quantitative data sources the Consortium used to analyze the needs of each of the QPs.

**Table 5: Primary Quantitative Data Sources by QP**

HOME-ARP QP	Primary Quantitative Data Source
<b>Individuals experiencing homelessness</b>	<ul style="list-style-type: none"> <li>• CoC Homeless Management Information System (HMIS) Data (2021)</li> <li>• Housing Inventory Count (HIC) (2019–2021)</li> <li>• Point-in-Time (PIT) count (2018–2022)</li> <li>• Department of Commerce, Snapshot of Homelessness (2020–2022)</li> <li>• Department of Commerce, Washington State Homeless System Performance County Report Card (2021)</li> </ul>
<b>Individuals at risk of homelessness</b>	<ul style="list-style-type: none"> <li>• Comprehensive Housing Affordability Strategy (CHAS) (2014–2019)</li> <li>• McKinney-Vento EDFacts Initiative, Student Homelessness (school year 2019–2020)</li> <li>• National Low Income Housing Coalition, Housing Needs by County (2022)</li> <li>• Eastern Washington University, Overview of Housing for Homeless and Low-Income Residents (2022)</li> </ul>
<b>Persons fleeing/attempting to flee domestic violence, sexual assault, dating violence, stalking, or human trafficking</b>	<ul style="list-style-type: none"> <li>• Mirror Ministries Data (2021)</li> <li>• Domestic Violence Services of Benton and Franklin Counties (DVSBF) Data and Reports (2021)</li> <li>• CoC HMIS Data (2021)</li> <li>• The National Intimate Partner and Sexual Violence Survey, State Report (2017)</li> </ul>



	<ul style="list-style-type: none"> <li>• Department of Health and Human Services, Community Outcome and Risk Evaluation Report (2022)</li> </ul>
<b>Other populations at risk of housing instability and homelessness</b>	<ul style="list-style-type: none"> <li>• CHAS (2015–2019)</li> <li>• American Community Survey (ACS) (2016–2020)</li> <li>• National Low Income Housing Coalition, Housing Needs by County (2022)</li> </ul>

Throughout the rest of the Needs Assessment and Gaps Analysis, each section will specify which data sources the Consortium used to estimate the size, demographic composition, and needs facing each QP as well as discuss specific data limitations to keep in mind while interpreting data for HOME-ARP.

## Understanding the QPs in the Tri-Cities

The Tri-Cities area has experienced considerable change over the past few years. The effects of the COVID-19 pandemic, rising inflation, and the increased cost of living have placed pressure on individuals and households across the Tri-Cities. For the HOME-ARP QPs, the past couple of years have exacerbated existing challenges and witnessed the influx of unprecedented government funding. The following sections present the most recent available data on the size and composition of each of the QPs as well as their unmet housing, shelter, and service needs.

## Describe the size and demographic composition of the QPs within the PJ's boundaries.

### *Individuals Experiencing Homelessness*

As mentioned previously in this report, the Tri-Cities HOME-ARP jurisdiction is located within the Balance of State CoC. The Washington Balance of State CoC is broken into 34 counties or county regions—like Benton and Franklin Counties—that are delegated the role of operating their local Coordinated Entry (CE) system, coordinating local Point in Time (PIT) counts, and planning local homeless response strategies. The 2021 HMIS data that were analyzed in this report reflects the Benton-Franklin region. Given the misalignment between CoC and HOME PJ boundaries, as well as the fact that HMIS and PIT data do not represent the entire universe of individuals experiencing homelessness, the estimates included in this report are likely undercounts of the true population experiencing homelessness. Additionally, the ability to obtain an accurate estimate of the size, demographics, and outcomes of people experiencing homelessness is further limited as some shelters within the Tri-Cities do not enter their clients' information into HMIS. The HMIS data on individuals experiencing homelessness and fleeing domestic violence are



excluded from the counts in this section and analyzed in the section of the allocation plan for the Persons Fleeing/Attempting to Flee QP per HOME-ARP requirements.

Based on 2021 HMIS data, an estimated 1,159 people from 779 households experienced homelessness in 2021 within Benton and Franklin Counties. Table 6 includes demographic information for individuals experiencing homelessness and compares this information to the prevalence of various subpopulations among the general population of Richland, Kennewick, and Pasco.

**Table 6: Demographics of Individuals Experiencing Homelessness in Tri-Cities**

	Homeless Population	General Population
Male	579 (50%)	119,857 (50%)
Female	579 (50%)	118,989 (50%)
Trans/non-binary/questioning	1 (less than 1%)	
White, non-Hispanic	606 (52%)	148,084 (62%)
Black/African American/African	75 (7%)	7,583 (3%)
American Indian, Alaskan Native, or Indigenous	11 (1%)	5,563 (2%)
Asian/Asian-American	10 (1%)	10,259 (4%)
Native Hawaiian, or Other Pacific Islander	7 (1%)	1,301 (1%)
Hispanic/Latino	439 (38%)	71,150 (30%)
Under 18	405 (35%)	67,176 (28%)

18-24	125 (11%)	20,704 (9%)
25-64	591 (51%)	118,397 (50%)
65 and older	34 (3%)	32,569 (14%)
Veteran	24 (2%)	14,245 (8%)
Disabling condition	509 (44%)	33,916 (14%)
<i>Of those with a disabling condition:</i>		
Physical disability	258 (51%)	
Chronic health condition	267 (52%)	
Substance use disorder	127 (25%)	
Mental health disorder	300 (59%)	
Developmental disability	125 (25%)	
Unaccompanied youth	106 (9%)	
Chronically homeless <sup>2</sup>	155 (13%)	

**Data Sources:** (1) HMIS Data, 2021; (2) ACS, 5-Year Estimates, 2020

<sup>2</sup> According to HUD definition, a chronically homeless individual is a homeless individual with a disability who lives in a place not meant for human habitation or resides in Safe Haven, an emergency shelter, or an institutional care facility. The individual must have been living in any of the above-described places either continuously for at least 12 months or on at least four separate occasions within the last three years.

When comparing the demographic information for individuals experiencing homelessness to that of the Tri-Cities' general population, there are significant racial and ethnic disparities among those who are homeless in the Tri-Cities area. If race and ethnicity were not factors in who becomes homeless, then one would expect the share of individuals experiencing homelessness in each race and ethnicity to closely resemble the share of race/ethnicity in the general population. However, those who identify as Black/African American and/or Hispanic/Latino are overrepresented among the homeless population. In 2021, 7 percent of individuals experiencing homelessness were Black/African American despite Black/African American individuals representing only 3 percent of the Tri-Cities' population, and Hispanic/Latino individuals experiencing homelessness represented 38 percent of the homeless population despite accounting for 30 percent of the Tri-Cities population. Youth were also disproportionality represented in the homeless response system at 46 percent compared to 37 percent of the general population. Of the people experiencing homelessness, 106 were unaccompanied youth (heads of household under the age of 25) and 53 (50 percent) of unaccompanied youth identified as Hispanic or Latino. The largest age cohort among the population experiencing homelessness was for adults between the age of 25 and 64, which comprised 50 percent of the population.

HMIS analysis also indicated that approximately 33 percent of individuals experiencing homelessness were a member of a family household as shown in Table 7. It is important to note that CoC data may undercount family households since many homeless families double up with other households during periods of homelessness and will therefore not be included in HMIS. For doubled-up households, data from the US Department of Education on student homelessness can shed light on the number of families living with other households. This data is explored in more detail for the Individuals at Risk of Homelessness QP.

**Table 7: Household Size of Households Experiencing Homelessness**

Household Size	Number	% Homeless Population
1 person	533	67%
2 people	128	16%
3 people	61	8%
4 people	44	6%
5 or more people	33	4%

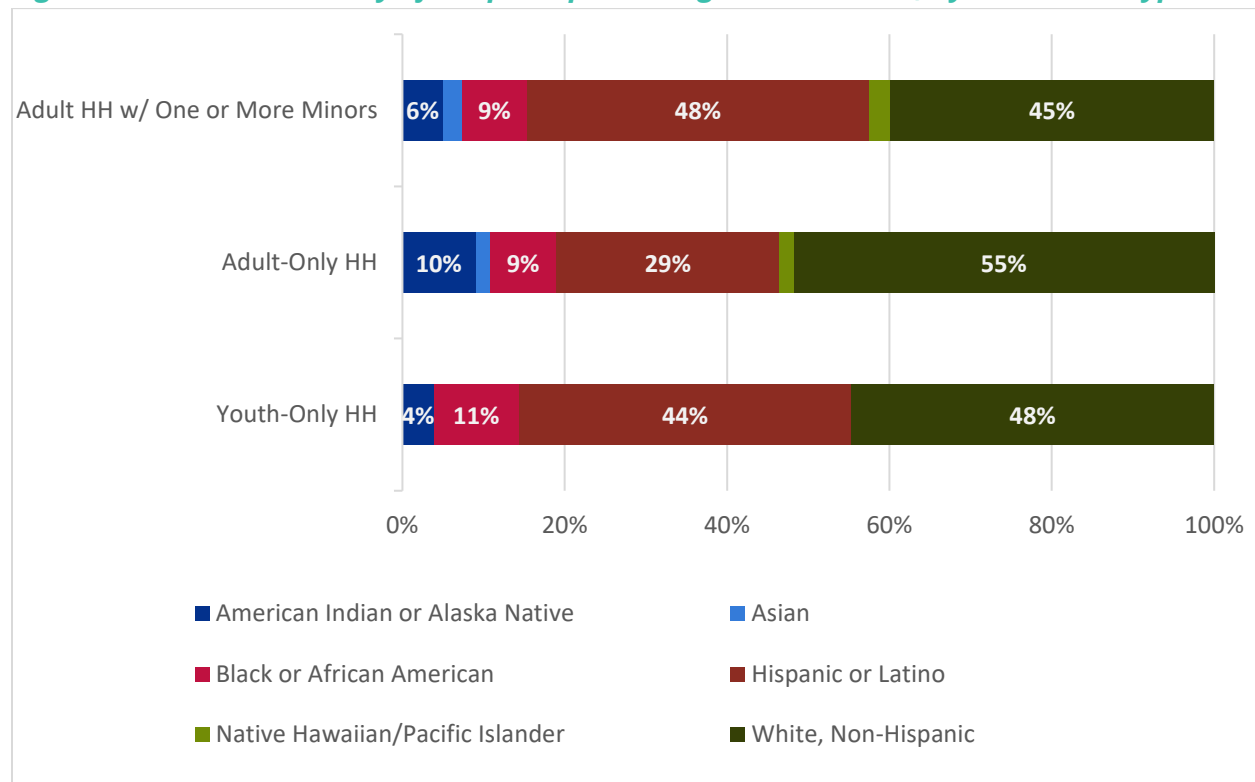
**Data source:** HMIS Data, 2021

Due to the above-stated limitations of the PIT and HMIS data, the Tri-Cities Consortium has also analyzed integrated data from the Washington Department of Commerce’s Snapshot of Homelessness Reports and homeless response system dashboards. The Snapshot of Homelessness Reports combines client information from several state agency data systems to provide a comprehensive estimate of the homeless and unstably housed population at a county level. The Snapshot report is produced twice a year, for January and July. It is the most comprehensive count of the homeless and unstably housed population. It combines information on housing status from Provider One, the Automated Client Eligibility System, and the HMIS. The definitions of who is considered unstably housed or homeless and the limitations of this source are noted below:

- *Unstably housed:* All clients or households experiencing housing instability (e.g., receiving housing services that indicate housing instability, residing in transitional housing, or couch surfing). This population will be discussed further in the “other” QP size and demographics section.
- *Homeless:* All unsheltered clients/households who are literally homeless (i.e., do not have a fixed nighttime residence, are living outside or in a shelter not fit for human habitation, or are living in emergency shelter).
- *Limitation:* Clients may be counted in more than one category (New, Continuing, Homeless, Homeless or Unstably housed) depending on their situation; race/ethnicity groups are not mutually exclusive, with the exception of White, non-Hispanic.
- *Limitation:* The “Snapshot” is not a homeless census and only counts clients who received public assistance, Medicaid-funded medical care, or housing services. Housing status may be updated infrequently and only when an individual interacts with a relevant service system.

The 2022 data from the Snapshot of Homelessness indicates racial disparities that also exist within household types as shown in Figure 7. A majority of homeless households with minors identify as people of color, with 44 percent specifically identifying as Hispanic or Latino. American Indian or Alaska Natives are disproportionately represented in adult-only households and Black or African American households are disproportionately represented among youth households.

**Figure 7: Race and Ethnicity of People Experiencing Homelessness, by Household Type**



**Data source:** Department of Commerce's Snapshot of Homelessness, 2022

### **People With Disabilities**

People with disabling conditions are also disproportionately represented within the homeless response system, comprising 44 percent of people experiencing homelessness, but only 14 percent of the general population in Richland, Kennewick, and Pasco. Further demographics are provided in Table 8 for the 502 people with disabling conditions. It is important to note that:

- 99 percent identified their condition as "long-term."
- 59 percent had a mental health disorder.
- 52 percent had a chronic health condition.
- 51 percent had a physical disability.
- 25 percent had a substance use disorder.
- 25 percent had a developmental disability.

**Table 8: Demographic Profile of People With Disabling Conditions in the Tri-Cities**

	#	%
Male	260	51%
Female	248	49%
Trans/non-binary/questioning	1	less than 1%
White, non-Hispanic	454	90%
Black/African American/African	26	5%
American Indian, Alaskan Native, or Indigenous	8	2%
Asian/Asian-American	3	1%
Native Hawaiian, or Other Pacific Islander	3	1%
Multi-racial	11	2%
Hispanic/Latino	115	23%
Under 18	56	11%
18–24	52	10%
25–64	369	73%
65 and older	30	6%
Chronically homeless	122	24%
Unaccompanied youth	49	10%

**Data source:** HMIS Data, 2021

Additionally, people with disabilities report spending more time homeless compared to other people experiencing homelessness without a disabling condition. Of people with a

disabling condition, 41 percent experienced homelessness for a year or more compared to 23 percent of people without a disabling condition.

**Table 9: Length of Time Spent Homeless at Intake**

Length of Time Homeless	Total (n=432)	People Without a Disabling Condition (n=128)	People With a Disabling Condition (n=304)
Less than 30 days	22%	34%	17%
1–3 months	18%	20%	17%
3–6 months	15%	16%	14%
6 months–1 year	10%	7%	11%
1–2 years	13%	10%	14%
2–4 years	12%	9%	14%
4+ years	11%	4%	13%

**Data source:** HMIS Data, 2021

### Veterans

Another subpopulation among individuals experiencing homelessness is veterans. In 2021, 24 veterans were identified as experiencing homelessness with the following additional demographics:

- 83 percent identified as male.
- 17 percent were over the age of 65.
- 92 percent were White, 4 percent were multiracial, and 4 percent were Native Hawaiian or Pacific Islander.
- 4 percent identified as Hispanic or Latino.
- 13 percent experienced chronic homelessness.
- 71 percent or 17 people had a disabling condition (13 had a physical disability, 12 had a chronic health condition, and five had a mental health disorder).

### Trends Over Time

Examination of Benton and Franklin County PIT counts from the past five years indicated the number of sheltered and unsheltered people experiencing homelessness on a single night in January has increased. Between 2018–2019, there was a 31 percent increase in the number of people experiencing homelessness, and although there was a decrease in 2020,

the 2022 PIT count indicated that there were more people experiencing homelessness in 2022 than in the past five years.

**Table 10: PIT Counts in Benton-Franklin, 2018–2022\***

Count				
	2018	2019	2020	2022
<b># of Persons</b>	163	214	190	215
<b># of Households</b>	118	141	127	127

\* Due to limitations imposed by the COVID-19 pandemic, the 2021 PIT count did not include an unsheltered count and was omitted from this table.

**Data source:** Washington Department of Commerce, PIT Results

Numbers from the Snapshot of Homelessness also indicate that homelessness has also increased over the past three years within Benton and Franklin counties with an estimated 3,622 people experiencing homelessness in January 2022. This is a 14 percent increase between 2020 to 2022. While homelessness has decreased among household types for those aged 18–24, every other household demographic has seen an increase in the number of people experiencing homelessness:

- Under-18 households have seen an 84 percent increase.
- Adult households without minors, the largest demographic, have seen an 18 percent increase.
- Single-parent households have seen a 17 percent increase.
- Two-parent households have seen a 37 percent increase.

**Table 11: New and Continuing Homeless Persons by Household Type, 2020–2022**

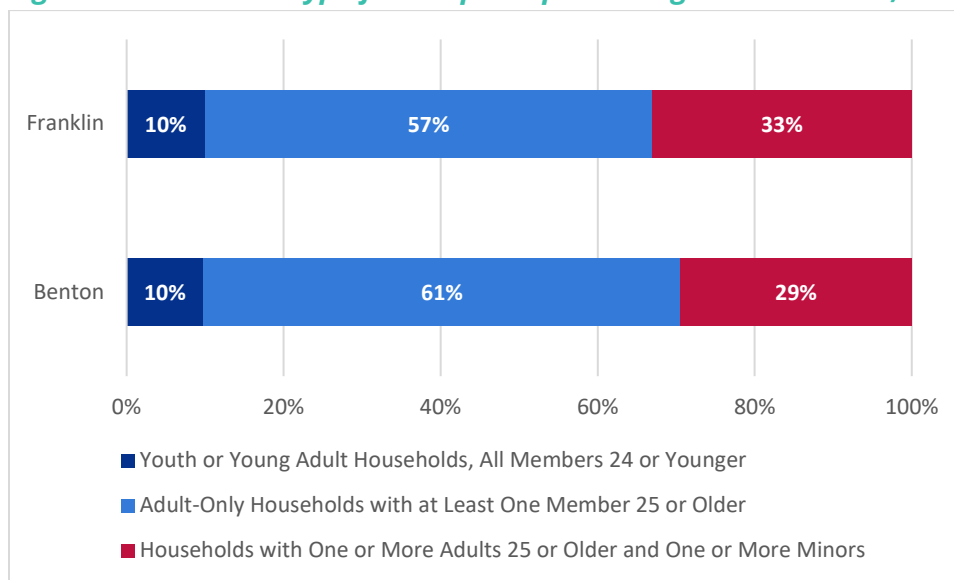
	2020	2021	2022
Total	3174	3381	3622
Under 18	13	16	24
18–24	429	410	329
Adults w/o Minors	1824	2019	2145
Single Parents w/ Minors	628	630	737
Two Parents w/ Minors	277	304	379

**Data source:** Department of Commerce, Snapshot of Homelessness

In addition, there are similar rates of homelessness among household types within the Snapshot compared to HMIS data, with 10 percent being youth-only households, about 60 percent being adult-only households, and 30 percent having a combination of both adults and minors. Figure 8 shows the slight variation in these rates by county.



**Figure 8: Household Type for People Experiencing Homelessness, 2022**



**Data source:** Department of Commerce, Snapshot of Homelessness

### ***Individuals at Risk of Homelessness***

To estimate the size and demographic composition of individuals at risk of homelessness, the Consortium gathered and analyzed the 2015–2019 five-year estimates for the Comprehensive Housing Affordability Strategy (CHAS) data for the cities of Kennewick, Pasco, and Richland. CHAS data includes information on the types of housing problems and needs facing households at different income levels in a geographic area. For the HOME-ARP allocation plan, data from CHAS aligns with parts of the HOME-ARP definition for individuals at risk of experiencing homelessness. Specifically, CHAS data includes information on the size and demographic composition of households earning less than 30 percent of the area median income (AMI) who are experiencing one or more of the four severe housing problems captured in CHAS data. The four severe housing problems include:

- Housing units lacking complete kitchen facilities.
- Housing units lacking complete plumbing facilities.
- Households that are severely overcrowded (defined as having more than 1.5 people per room).
- Households that are severely cost burdened (defined as spending over 50 percent of monthly income on housing costs).

Households earning less than 30 percent AMI, also referred to as extremely low-income (ELI) households, have an increased risk of homelessness, which is further compounded for households experiencing one or more of the four severe housing problems.

Table 12 provides an overview of the income distribution for the population within the Tri-Cities. About 32 percent of households are renters, and 40 percent of renters have an income less than 50 percent HUD Area Median Family Income (HAMFI) compared to 13 percent of owners. Additionally, 9 percent of all owners and 29 percent of all renters experienced a severe housing problem. Of the renters who experienced severe housing problems, 52 percent (3,910) had an income less than 30 percent AMI.

**Table 12: Income Distributions for Households in the Tri-Cities**

Income Distribution	Owners		Renters	
	#	%	#	%
Household Income ≤ 30% HUD-Adjusted Median Family Income (HAMFI)	3,295	6%	5,740	22%
Household Income > 30% to ≤ 50% HAMFI	3,905	7%	5,540	21%
Household Income > 50% to ≤ 80% HAMFI	8,010	14%	5,950	23%
Household Income > 80% to ≤ 100% HAMFI	5,735	10%	2,700	10%
Household Income > 100% HAMFI	34,750	62%	6,455	24%
Total	55,700	100%	26,385	100%

**Data source:** CHAS Data, 2019

In the Tri-Cities, 2019 CHAS data indicates that there were 9,035 ELI households across the area. Of these households, a majority of households rented their place of residence where 5,740 (64 percent) were renters and 3,295 (36 percent) were owners. Table 13 includes a breakdown of renter households earning less than 30 percent AMI by race/ethnicity. For CHAS data, the race and ethnicity of the household is determined by the race and ethnicity of the head of the household who provided data on behalf of the household.

**Table 13: Race and Ethnicity of Extremely Low-Income Renters Who Experience Severe Housing Problems**

Demographic	#	%
White alone, non-Hispanic	1940	50%
Black or African-American alone, non-Hispanic	35	1%
Asian alone, non-Hispanic	40	1%
American Indian or Alaska Native alone, non-Hispanic	25	1%
Pacific Islander alone, non-Hispanic	0	0%
Hispanic, any race	1670	43%

**Data source:** CHAS Data, 2019

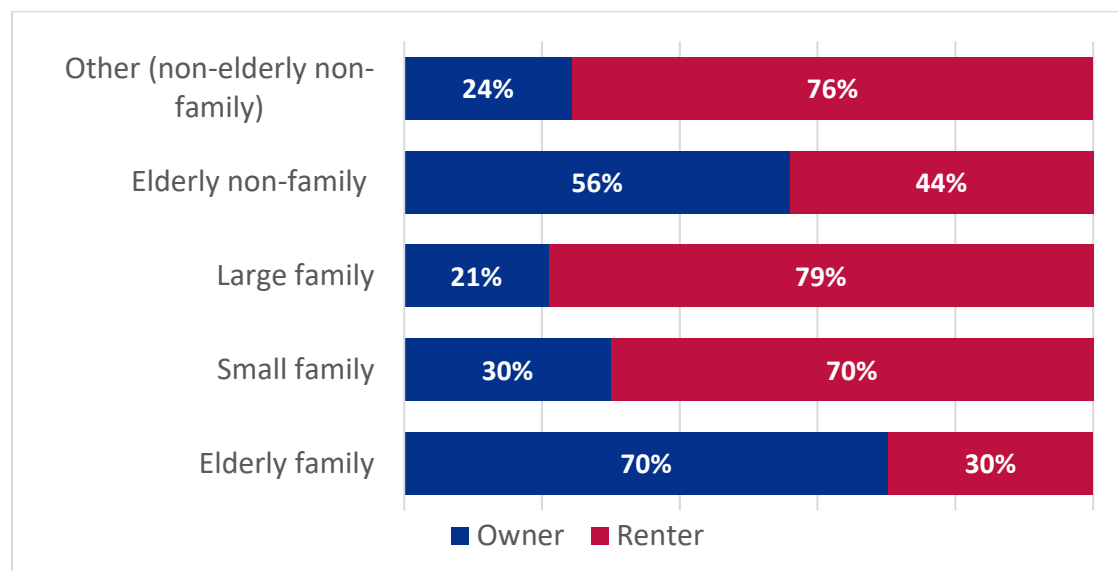
Among all ELI households, 5,930 or 66 percent experienced one or more of the four severe housing problems. The most common severe housing problem faced by this population was severe housing cost burden, with 5,015 households spending over half of their income on housing costs. There were also 310 ELI households that had more than 1.5 persons per room; 71 percent of households were renters.

CHAS data from 2019 also indicates that among ELI, severely cost-burdened households, the three most common household types were small family, elderly/non-family, and other households. Families are defined as related individuals living together in the same household. CHAS data include the following household types:

- Small families: two- to four-person households.
- Large families: five or more people.
- Elderly families: two people, with either or both aged 62 and over.
- Elderly non-family: unrelated individuals over age 62.
- Other (non-elderly, non-family): could include unrelated individuals living together, or people living alone, who are under age 62.

In 2019, there were 2,165 ELI and severely cost-burdened small family households, 1,455 other households, 910 elderly non-family households, 690 large-family households, and 370 elderly family households. While most household-types were majority renters, 56 percent of elderly non-family households and 70 percent of elderly family households owned their place of residence. Figure 9 shows the proportion of renter to owner households for the remaining household types.

**Figure 9: Household Types of Extremely Low-Income Households With Severe Housing Cost Burden by Tenure**



**Data source:** CHAS Data, 2019

### **Student Homelessness**

In addition to analyzing CHAS data, the Consortium collected data from the U.S. Department of Education on student homelessness for school year 2019–2020 for enrolled students in pre-K through grade 12. Data from the EDFacts Initiative includes information collected by local educational agencies on the number of enrolled students experiencing homelessness and provides insight into households with enrolled students who may not meet the HOME-ARP QP definition of “homeless,” but meet the definition for individuals at risk of homelessness. Specifically, EDFacts data define homeless persons as individuals lacking a fixed, regular, and adequate nighttime residence and include the following:

- Children and youth who are sharing housing with others due to loss of housing, an economic hardship, or similar reason; are living in motels, hotels, trailer parks, or camping grounds because they lack alternative accommodations; are living in emergency or transitional shelters; or were abandoned in hospitals.
- Children and youth whose primary nighttime residence is a public or private place not meant for human habitation.
- Children and youth who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings.
- Migratory children who qualify as homeless because the children are living in the circumstances described above ([EDFacts Data Documentation](#)).

Although EDFacts data provide useful information to estimate the number of enrolled students experiencing homelessness, it is important to note several factors that have likely influenced the accuracy of the data. To comply with federal laws to protect the privacy of

student education records, data elements in the EDFacts data are suppressed if the count of students is between zero and two. This is to prevent data users from identifying students using demographic information when counts are low and suggests that counts may under-represent the true extent of student homelessness. Another factor influencing data collection on student homelessness was the COVID-19 pandemic. The 2019–2020 school year witnessed the beginning of the pandemic and the transition to online learning for many across the country. For students experiencing homelessness, the shift to online learning may have prevented some students from staying connected to their schools. At the same time, the pandemic also led to new sources of federal funding including resources to help schools identify and assist homeless students. This likely contributed to a reduction in the number of homeless students during the school year. It is unclear the full extent to which these factors have impacted the accuracy of the EDFacts data for the 2019–2020 school year.

Table 14 summarizes the EDFacts data on the race and ethnicity of 873 enrolled students in the Tri-Cities during the 2019–2020 school year who are classified as homeless where a majority (56 percent) of students identified as Hispanic or Latino.

**Table 14: Race/Ethnicity of Homeless Enrolled Students and Total Enrolled Students in Tri-Cities, School Year 2019–2020**

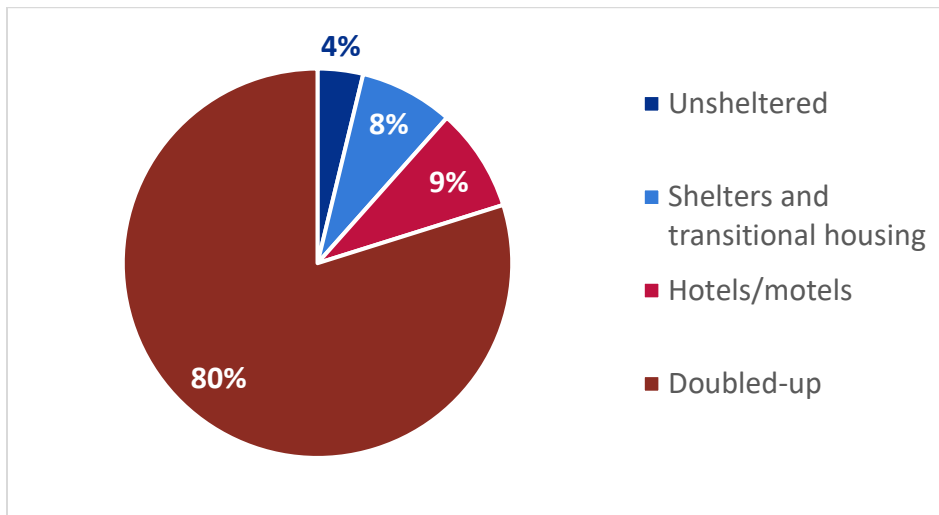
<b>Enrolled Student Race/Ethnicity</b>	<b>Kennewick</b>	<b>Pasco</b>	<b>Richland</b>
	<b># Homeless Students</b>	<b># Homeless Students</b>	<b># Homeless Students</b>
White	125	39	141
American Indian or Alaska Native	-	-	3
Black or African American	17	10	9
Two or more races	15	7	8
Native Hawaiian or Other Pacific Islander	7	-	-
Hispanic/Latino*	217	191	78
<b>Total</b>	<b>384</b>	<b>250</b>	<b>239</b>

*\*Data from ED Facts classifies Hispanic/Latino as a race category, unlike CHAS data which considers Hispanic as an ethnicity that is a distinct category from race groups.*

**Data source:** ED Facts Initiative, school year 2019–2020

Figure 10 provides additional information on the places of nighttime residence. The Pasco school district has the highest rate of unsheltered students at 6 percent, compared to 5 percent in Richland and 1 percent in Kennewick. Richland has the highest rate of students who reside in shelters, TH, or hotels/motels at 22 percent, compared to 14–15 percent in Pasco and Kennewick. Kennewick has the highest rate of doubled-up students at 85 percent, compared to 79 percent in Pasco, and 73 percent in Richland.

**Figure 10: Place of Residence for Homeless Enrolled Students in the Tri-Cities, School Year 2019–2020**



**Data source:** EDFacts Initiative, school year 2019–2020

Differences in the percentage of nighttime residence across school districts may reflect the proximity, availability, and access to various programs, shelters, and resources in the community. While it is not possible to determine the unmet need for shelter and housing programs of student households using the EDFacts data alone, this data is useful for understanding where students experiencing homelessness reside at night.

EDFacts data also provides information on various subgroups of students experiencing homelessness. During the 2019–2020 school year, among students experiencing homelessness, 128 (15 percent) were children with a disability, 153 (18 percent) were unaccompanied youth, 229 (26 percent) had limited English proficiency, and 104 (12 percent) were migratory children. Migratory children are defined as children under the age of 21 who move with or move to join a parent or spouse who is a migratory agricultural worker or migratory fisher. These subgroups are not mutually exclusive and the EDFacts data do not provide information on the overlap between subgroups. Twenty-two percent of homeless students are unaccompanied youth in Kennewick and another 28 percent having limited English proficiency. Pasco has the highest rate of limited English proficiency between the three school districts at 38 percent.

### ***Persons Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking***

To estimate the size and demographic composition of persons fleeing or attempting to flee domestic violence, sexual assault, dating violence, stalking, and human trafficking, the Consortium gathered and analyzed data from several sources, as there is no single existing data source that aligns with all components of this QP definition. Local data included within

this estimate was provided upon request from Mirror Ministries, an organization that serves survivors of sex trafficking, and Domestic Violence Services of Benton and Franklin Counties (DVSBF), an organization that provides shelter, advocacy, and support services to survivors. Other quantitative data used to estimate the size, demographics, and needs of this QP include county-level Centers for Disease Control and Prevention data and data from the Washington Department of Social and Health Services.

As with other data sources used for the HOME-ARP allocation plan, it is not possible to deduplicate across multiple sources to estimate the number of unique individuals in a QP. In addition, data on individuals experiencing domestic violence, sexual assault, dating violence, stalking, and human trafficking is notoriously difficult to locate. There is a multitude of reasons for this. Individuals who experience these types of traumas may not report incidents to law enforcement or other reporting agencies for fear of retaliation from perpetrators, not being believed, being shamed, or other potential repercussions. In other cases, individuals, advocates, and service providers may take intentional steps to limit publicly available information on individuals who have experienced such trauma to protect their privacy. These data limitations imply that estimates likely represent a fraction of the true population experiencing domestic violence, sexual assault, dating violence, stalking, and human trafficking across the Tri-Cities. For the HOME-ARP allocation plan, the Consortium, therefore, pieced together various data sources to best estimate the size and demographic composition of individuals in this group.

### ***Domestic Violence, Dating Violence, Sexual Assault, Stalking Survivors***

The Centers for Disease Control and Prevention's State Report on the [National Intimate Partner and Sexual Violence Survey](#) estimated that 9 percent of Washington women and 5 percent of Washington men experience intimate partner physical violence, intimate partner rape, and/or intimate partner stalking in a 12-month period. This equates to an estimated 10,710 women and 5,993 men living in the Tri-Cities, based on the 2020 ACS 5-Year Estimate. An estimated 15 percent of women and 19 percent of men in Washington have experienced any psychological aggression by an intimate partner, which equates to an estimate 17,849 women and 22,773 men living in the Tri-Cities. Additionally, a 2016 Washington Health State Department Report concluded that women living in low-income households are at heightened risk of domestic violence.<sup>3</sup>

The Washington Department of Social and Health Services also provides county-level data on domestic violence-related offenses per 1,000 persons in their Community Risk Profile as shown in Figures 11 and 12 where offenses are incidences that are reported to the police.

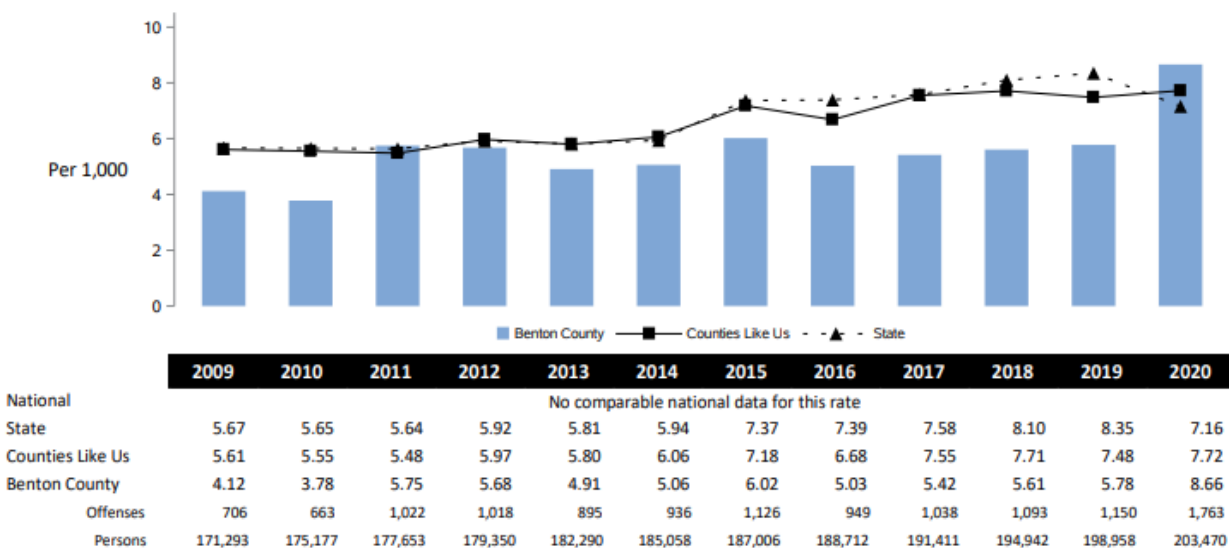
---

<sup>3</sup> <https://doh.wa.gov/sites/default/files/legacy/Documents/1500/IV-DV2016-DU.pdf?uid=6389201f6c4aa>



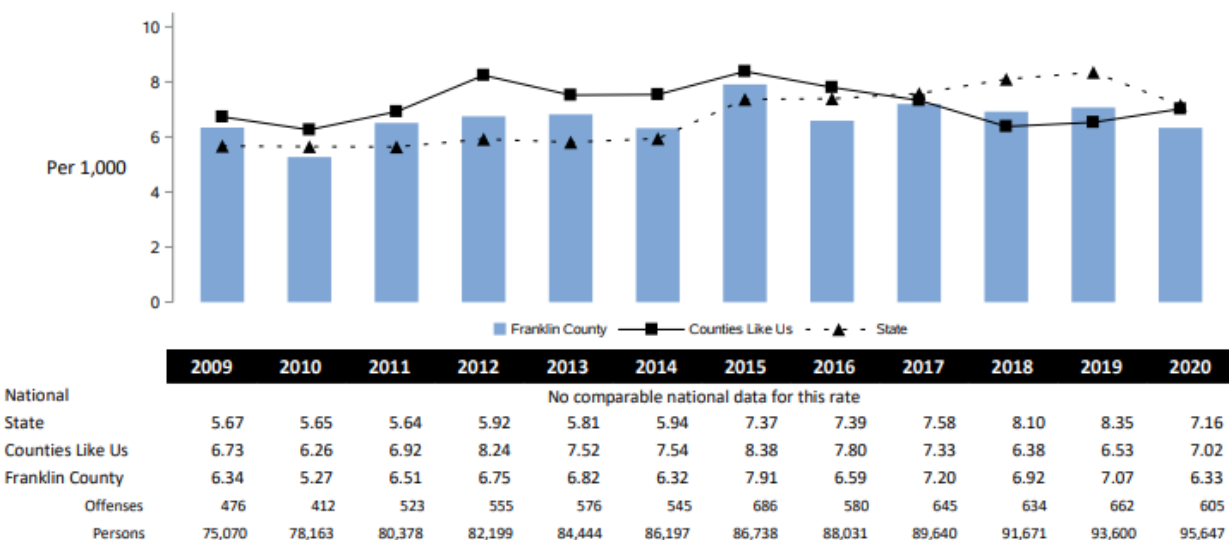
Domestic violence includes any violence of one family member against another family member. Family can include spouses, former spouses, parents who have children in common regardless of marital status, adults who live in the same household, as well as parents and their children. Benton County saw a sharp increase in offenses in 2020, where the rate of offenses was more than the state average, while the rates in Franklin County have minor fluctuations over time but have remained relatively similar around 6 per 1000.

**Figure 11: Benton County Domestic Violence-Related Offenses, 2009–2020**



**Data source:** Washington Department of Social and Health Services, Community Risk Profiles 2021

**Figure 12: Franklin County Domestic Violence-Related Offenses, 2009–2020**



**Data source:** Washington Department of Social and Health Services, Community Risk Profiles 2021

Data provided by the HMIS and the DVSBF indicated that there were 1,795 people who were currently fleeing or survivors of domestic violence that accessed shelter services during 2021 (122 people were survivors but not currently fleeing). The demographics of those fleeing from domestic violence are provided in Table 15. An overwhelming majority of survivors identify as female and are between 25 and 59 years of age. Additionally, a disproportionate majority (51 percent) of survivors identified as Hispanic or Latino.

**Table 15: Demographic Information of DVSBF and HMIS Clients, 2021**

	#	%
Male	157	9%
Female	1632	91%
Other	4	less than 1%
White	950	56%
Black/African American/African	34	2%
American Indian, Alaskan Native, or Indigenous	27	2%
Asian/Asian-American	25	1%
Native Hawaiian, or Other Pacific Islander	12	1%
Multi-racial	62	4%
Other	410	24%
Hispanic/Latino*	913	51%
Under 18	12	1%
18-24	185	10%
25-59	1540	86%

60+	58	3%
Disabling condition	330	18%
<i>of those with a disabling condition:</i>		
Physical/sensory disability	72	22%
Mental disability	99	30%
Multiple disabling conditions	142	43%
Other disabling condition	17	5%

**Data source:** (1) HMIS; (2) DVSBF

DVSBF also served 1,062 people through their emergency shelter program; 293 had a residential stay and another 699 non-residential clients were served with an average length of stay in the shelter being 29 days. The racial and ethnic demographics of clients were similar to Table 15 above. However, the age of clients served through emergency shelter skews younger, with 282 (27 percent) people fleeing domestic violence younger than 25 years of age and 172 (16 percent) being younger than 18 years of age.

Furthermore, DVSBF received over 5,411 calls to their domestic violence hotline (2,979 specifically to the emergency shelter), with 3,208 coming from Benton County, and 1,213 coming from Franklin County. Of these, 107 were for crisis intervention, 393 were for information or referrals, and 4,911 were for inquires for both services.

### **Human Trafficking Survivors**

Mirror Ministries offers a wide range of programs and services to meet the needs of survivors of sex trafficking. In 2021, they assisted 218 survivors; of which, 94 came from Benton County, 40 came from Franklin County, and an additional 69 came from unknown locations (that are included within this analysis). Of the 203 survivors for whom data was available, 33 were new intakes during 2021. The demographics of clients are provided in Table 16. Most clients were women and a majority (55 percent) of clients were under the age of 25. While the rates of people with a disabling condition match that of the general population, it is important to note that 81 percent of survivors with a disabling condition have a substance use disorder.

**Table 16: Demographics of Human Trafficking Survivors**

	#	%
Male	11	5%
Female	192	95%
White	108	53%
Black/African American/African	12	6%
American Indian, Alaskan Native, or Indigenous	12	6%
Asian/Asian-American	1	1%
Native Hawaiian, or Other Pacific Islander	1	1%
Multi-racial	11	5%
Other	58	29%
Hispanic/Latino	66	33%
Under 18	79	39%
18-24	32	16%
25-64	92	45%
Disabling condition	32	16%

<i>of those with a disabling condition:</i>		
Physical disability	21	34%
Mental disability	25	78%
Substance use disability	26	81%
Other disabling condition	1	3%
Clients with children	22	11%

**Data source:** Mirror Ministries, 2021

### ***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability***

The fourth HOME-ARP QP is for “other populations” for whom providing supportive services or assistance would prevent homelessness or would serve those with the greatest risk of housing instability. To estimate the size and demographic composition of this QP, the Consortium analyzed several data sources, including 2019 Comprehensive Housing Affordability Strategy (CHAS) data on households earning between 30–50 percent AMI who are experiencing one or more of the four severe housing problems captured in the data.

### ***Very Low-Income Households With One or More Severe Housing Problems***

Households earning between 30–50 percent AMI, also referred to as very low-income (VLI) households, are at risk of homelessness particularly if they are experiencing one or more of the four severe housing problems.

In the Tri-Cities, 2019 CHAS data indicates that there were 9,445 VLI households across the area and 26 percent of all renters who experienced a severe housing problem were identified as having VLI. A majority of households rented their place of residence; 5,540 (58 percent) were renters and 3,905 (42 percent) were homeowners. Of all VLI households, 3,390 or 36 percent experienced one or more of the four severe housing problems. The most common severe housing problem faced by this population was severe housing cost burden with 2,100 households spending over half of their income on housing costs. Of VLI households, 365 were in overcrowded housing (more than 1.5 persons per room), and 60 percent of households were renters.

Table 17 includes a breakdown of renter households earning between 30–50 percent AMI by race/ethnicity. For CHAS data, the race/ethnicity of the household is determined by the race/ethnicity of the head of the household who provided data on behalf of the household.

**Table 17: Race/Ethnicity of Very Low-Income Renters Who Experience Severe Housing Problems**

Demographics	#	%
White alone, non-Hispanic	1145	53%
Black or African-American alone, non-Hispanic	110	5%
Asian alone, non-Hispanic	80	4%
American Indian or Alaska Native alone, non-Hispanic	24	1%
Pacific Islander alone, non-Hispanic	0	0%
Hispanic, any race	755	35%

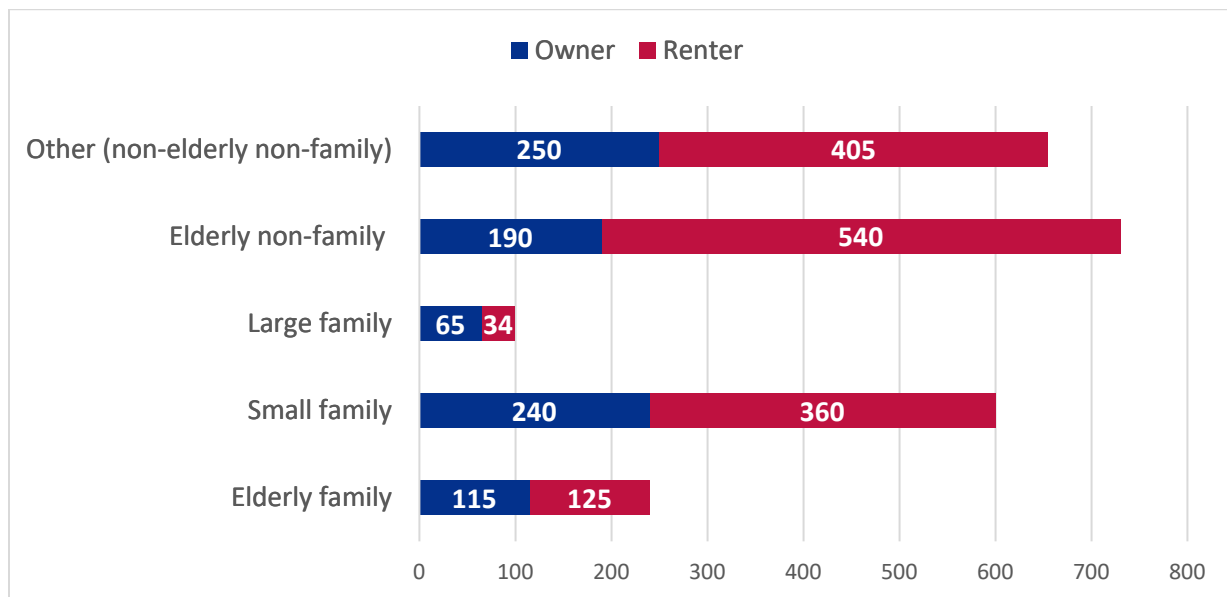
**Data source:** CHAS Data, 2019

CHAS data from 2019 also indicates that among VLI severely cost-burdened households, the three most common household types were elderly non-family, other households, and small family. Figure 13 provides a breakdown of household types included in the CHAS data. Families are defined as related individuals living together in the same household. CHAS data include the following household types:

- Small families: two- to four-person households.
- Large families: five or more people.
- Elderly families: two people, with either or both aged 62 and over.
- Elderly non-family: unrelated individuals, over age 62.
- Other (non-elderly, non-family): could include unrelated individuals living together, or people living alone, who are under age 62.

In 2019, there were 730 VLI and severely cost-burdened elderly/non-family households that were largely renters (74 percent). There were 655 VLI other households that were predominantly renters (62 percent) and 590 small families that were majority renters (59 percent).

**Figure 13: Household Types of Very Low-Income Households With Severe Housing Cost Burden by Tenure**



**Data source:** CHAS Data, 2019

### Unstably Housed Persons

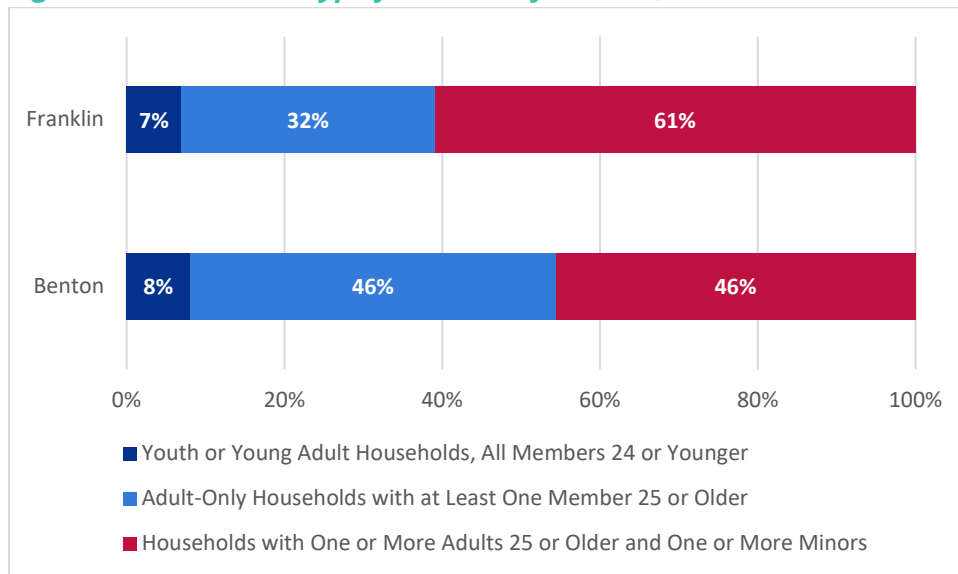
The Department of Commerce's Snapshot of Homelessness defines unstably housed as all clients or households experiencing housing instability (e.g., receiving housing services that indicate housing instability, residing in transitional housing, or couch surfing). An estimated 1,013 persons were identified as unstably housed in January 2022 through the use of integrated data. Since 2020, the number of persons experiencing housing instability has declined by 16 percent. However, this 16 percent decrease in unstably housed persons was accompanied by a 14 percent increase in people who are experiencing homelessness. This may indicate that some of these unstably housed persons became homeless during this period. Table 18 provides year-over-year trends in unstably housed persons by household affiliation and Figure 14 shows the rates of unstably housed household types by county. Franklin County, in particular, has an increased rate of households for adults with minors (61 percent) when compared to Benton County (46 percent).

**Table 18: New and Continuing Unstably Housed Persons by Household Type, 2020–2022**

	2020	2021	2022
<i>Total</i>	1208	1142	1013
<i>Under 18</i>	5	1	1
<i>18–24</i>	66	72	74
<i>Adults w/o Minors</i>	464	464	404
<i>Single Parents w/ Minors</i>	393	340	365
<i>Two Parents w/ Minors</i>	274	252	167

**Data source:** Department of Commerce, Snapshot of Homelessness

**Figure 14: Household Type for Unstably Housed, 2022**



**Data source:** Department of Commerce, Snapshot of Homelessness

**Identify and consider the current resources available to assist QPs, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional)**

### **Homeless Response System Resources**

Homeless prevention, Rapid Re-Housing, and emergency shelter are the three most utilized programs for people experiencing homelessness, making up 96 percent of household entries in 2021 at 32 percent each (see Table 19 for the breakdown between counties). Households entered Permanent Supportive Housing programs 2 percent of the time and Transitional Housing projects another 2 percent.

**Table 19: Household Entries by Project Type, 2021**

Household Entries by Project Type 2021			
Project Type	Benton	Franklin	Total
Homeless prevention	220	49	269
Emergency shelter	259	5	264
Transitional Housing	14	0	14
Rapid Re-Housing	213	50	263
Permanent Supportive Housing	17	1	18
<b>Total</b>	<b>723</b>	<b>105</b>	<b>828</b>

**Data source:** Washington State Homeless System Performance County Report Card, 2021

Table 20 reflects the capacity of each type of housing intervention, and the most units and beds are being dedicated towards rapid re-housing and emergency shelter. Based on the



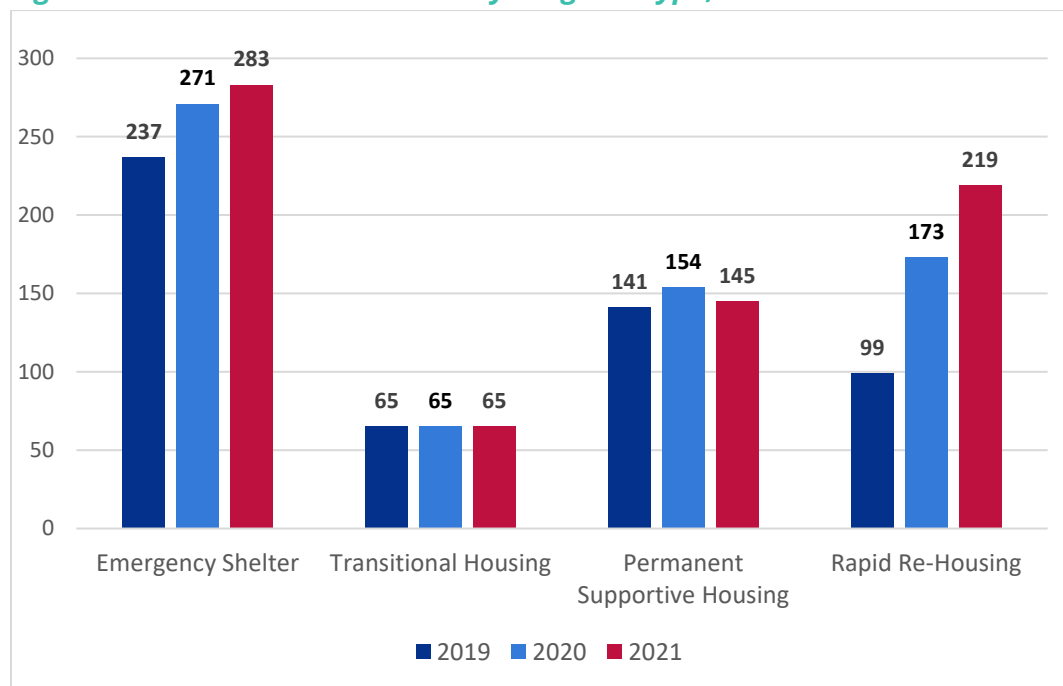
2021 Housing Inventory Count (HIC), there were a total of 316 emergency shelter beds and 223 rapid-rehousing beds to house people experiencing homelessness. Rapid re-housing is intended to connect families and individuals to permanent affordable housing supported by case management, targeted supportive services, and rental subsidies. “Permanent supportive housing” provides permanent affordable housing (typically with deeper affordability levels than rapid re-housing) and supportive services to individuals and families who have disabling conditions. Figure 20 reflects the trends in the housing inventory for people experiencing homelessness. Over the past three years, the inventory of beds has increased for emergency shelter and rapid rehousing. However, rapid rehousing has increased at a swift rate compared to emergency shelter, while the inventory of permanent supportive housing has fluctuated.

**Table 20: Homeless Response System Housing Inventory, 2021\***

Current Housing Inventory						
	Family		Adults Only		Vets	Victims of DV
	# of Beds	# of Units	# of Beds	# of Units	# of Beds	# of Beds
Emergency shelter	70	19	199	#	0	47
Transitional Housing	43	12	22	#	10	12
Permanent Supportive Housing	11	11	128	#	0	#
Rapid Re-Housing	100	31	119	#	6	4

**\*Data Source:** The Tri-Cities Consortium is a part of the larger Washington Balance of State. However, the Consortium was unable to obtain local PIT and HIC data and had to rely on publicly available data through the Washington Department of Commerce and on HUD Exchange. This information did not include the number of adult-only units.

**Figure 15: Total Year-Round Beds by Program Type, 2019–2021**



**Data source:** HIC by State, 2019–2021

The Department of Commerce’s Washington State Homeless System Performance County Report Card provides data on exit rates to permanent housing and returns to homelessness. Permanent housing destinations include housing through rapid-rehousing or permanent supportive housing programs, or when client self-resolves, which can include staying with family/friends permanently and securing a rental unit with or without subsidy assistance. Looking at the outcomes of people experiencing homelessness in 2021, 58 percent of exits within emergency shelter were to permanent housing. There was an 80 percent permanent destination exit rate for transitional housing, with a 75 percent exit rate within Benton County and a 68 percent exit rate within Franklin County for rapid re-housing programs. This analysis is limited in scope as the County Report Card utilizes HMIS data and one of the largest emergency shelters within the Tri-Cities does not enter data into HMIS.

### **Tri-Cities Housing Inventory**

According to 2020 ACS data, 56,975 units (or 68 percent) are owner-occupied with the average household size being around 3 people. Rental units account for 32 percent of the housing inventory at 26,478 units within the Tri-Cities area where the average household size ranges from two to three people. Table 21 shows the residential properties by the number of units.

**Table 21: Residential Properties by Number of Units**

Property Type	Number	%
1-unit detached structure	57,246	65%
1-unit, attached structure	3,495	4%
2-4 units	5,808	7%
5-9 units	4,263	5%
10 or more units	10,892	12%
Mobile Home	6,197	7%
Boat, RV, van, etc.	340	Less than 1%

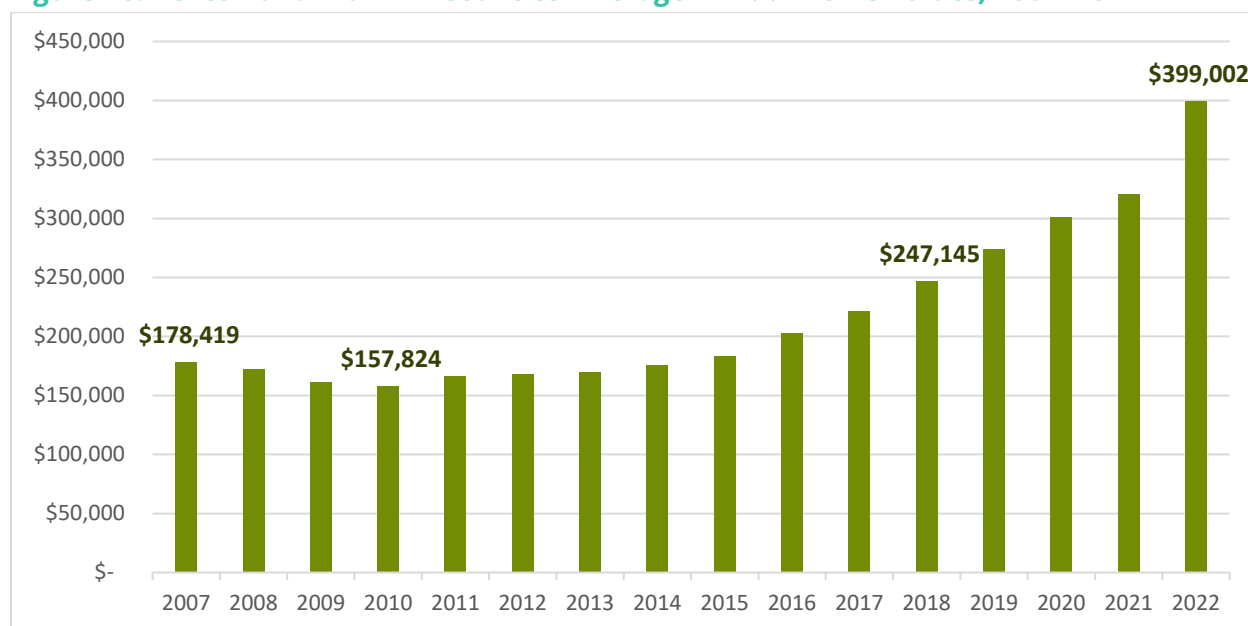
**Data source:** ACS, 5-Year Estimates (2020)

However, within the past five years, average home values have increased 61 percent in Benton and Franklin Counties going from \$247,145 in 2018 to \$399,002 in 2022.<sup>4</sup> Figure 16 provides an annual overview of the increases in average annual home values within Benton and Franklin Counties since 2007.

---

<sup>4</sup> The Zillow Home Value Index is a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. It reflects the typical value for homes in the 35th to 65th percentile range.

**Figure 16: Benton and Franklin Counties' Average Annual Home Values, 2007–2022**



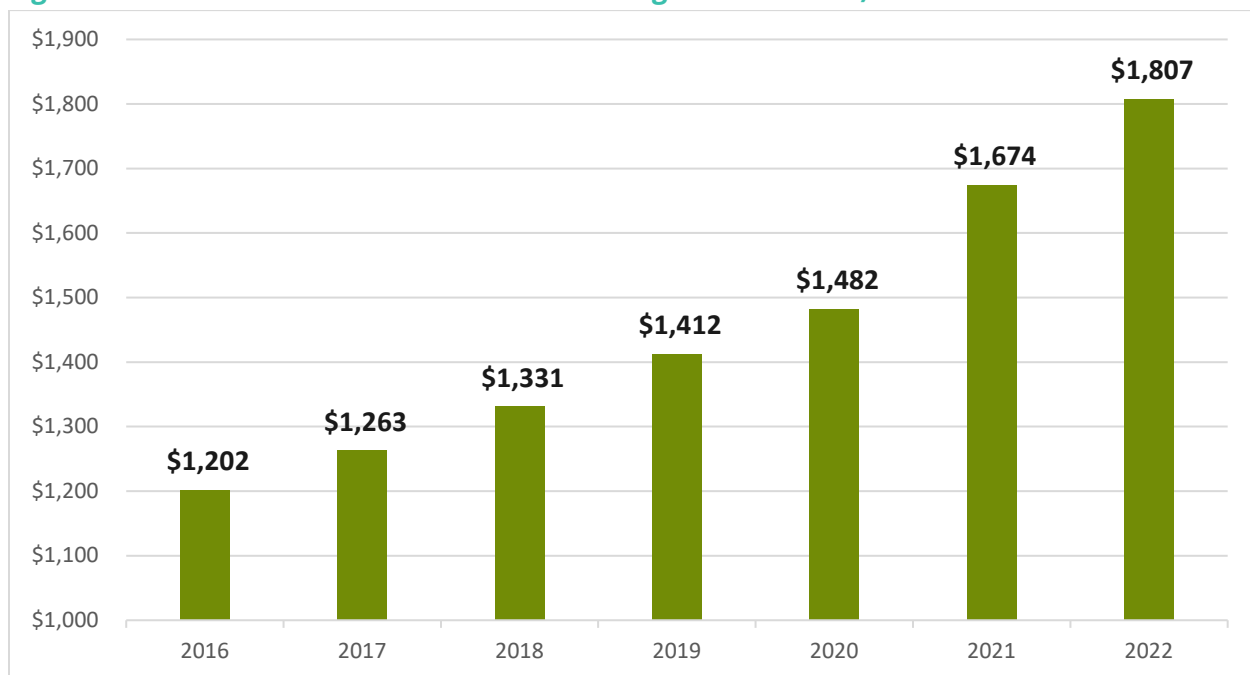
**Data source:** Zillow Home Value Index

The increase in home prices has resulted in housing becoming less affordable for first-time homebuyers and more households remaining renters for longer periods of time. Rent prices have similarly increased by 50 percent in Benton and Franklin counties within the past five years according to 2022 Zillow Data (see Figure 17); going from \$1,202 in 2016 to \$1,807 in 2022.<sup>5</sup> Between 2020 and 2022 alone, the Tri-Cities saw a 22 percent increase in rent.

---

<sup>5</sup> The Zillow Observed Rent Index is a smoothed measure of the typical observed market rate rent across a given region; it is a repeat-rent index that is weighted to the rental housing stock to ensure representativeness across the entire market, not just those homes currently listed for rent. The index is dollar-denominated by computing the mean of listed rents that fall into the 40th to 60th percentile range for all homes and apartments in a given region, which is once again weighted to reflect the rental housing stock. Details are available in the [Zillow Observed Rent Index methodology](#).

**Figure 17: Benton and Franklin Counties' Average Annual Rent, 2016–2022**



**Data source:** Zillow Observed Rent Index

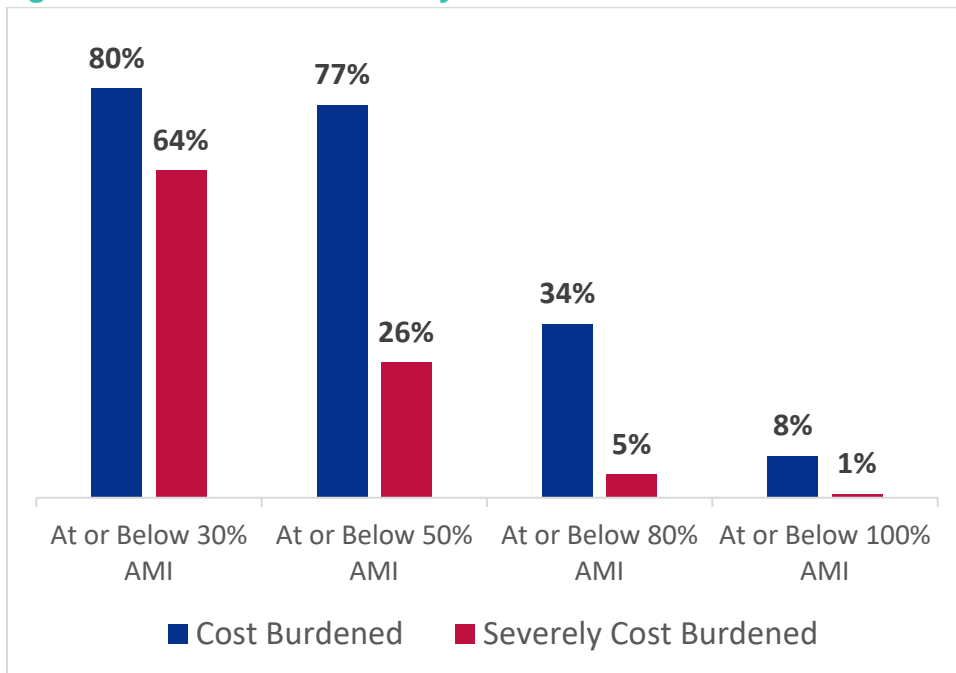
Unfortunately, median income has not kept pace with increases in housing prices, as shown in Table 23. Within the past five years, the median income for homeowners has increased 13 percent in Richland-Kennewick and 21 percent in Pasco. The median income for renters has increased 25 percent in Richland-Kennewick and 10 percent in Pasco. Since incomes have not increased at the same rate as housing, an increasing share of the population has started paying more than 30 percent of their income toward rent, making them cost-burdened. In Richland-Kennewick, 45 percent of renters paid more than 30 percent of their income toward rent in 2010. This increased to 48 percent in 2020 and this data does not reflect the effects of the COVID-19 pandemic or rising inflation. In Pasco, a greater share of the population became cost-burdened, going from 51 percent in 2010 to 63 percent in 2020. Figures 18 and 19 display the rate of prevalence of cost-burdened households by income level for renters and owners respectively.

**Table 23: Median Household Income, 2010–2020**

	Richland-Kennewick			Pasco		
	2010	2015	2020	2010	2015	2020
Owners	\$77,680	\$80,233	\$90,609	\$56,689	\$64,135	\$77,549
Renters	\$30,869	\$35,076	\$43,938	\$25,805	\$30,507	\$33,495

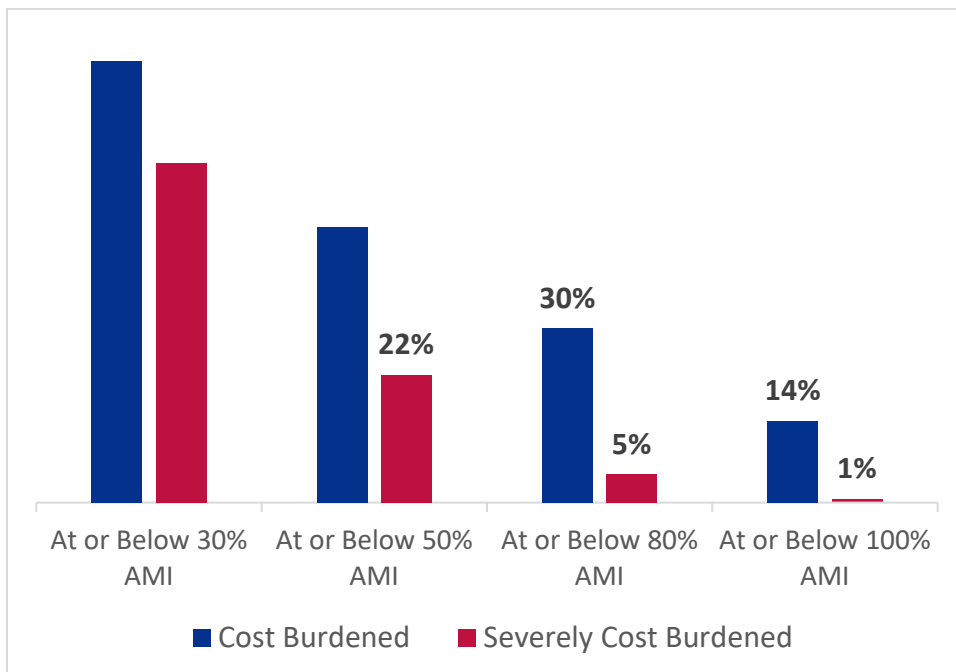
**Data source:** ACS, 5-Year Estimates

**Figure 18: Renter Cost Burden by Household Income**



**Data source:** 2019 CHAS

**Figure 19: Owner Cost Burden by Household**



**Data source:** 2019 CHAS

## ***Affordable Housing Inventory***

### ***Tenant Based Rental Assistance Programs***

Data received from the Kennewick Housing Authority indicate that there were 975 Housing Choice Vouchers available, which had an 89 percent utilization rate in 2021. The Housing Choice Voucher program is a federal program assisting very low-income, elderly, and disabled households with a subsidy so they can afford housing in the private market. The 20 Veterans Affairs Supportive Housing (VASH) vouchers, which are a subset of all Housing Choice Vouchers, had a utilization rate of 100 percent. Also in 2021, there was one person on the waiting list for a VASH voucher and 565 people on the waiting list for Housing Choice Vouchers.

Data provided by the Housing Authority of Pasco and Franklin County are shown in Table 24. The average waitlist for housing choice vouchers decreased from 175 persons in 2020 to 165 persons in 2021. However, the waiting list for both housing authorities indicates that there is an additional need for rental assistance and/or affordable housing.

***Table 24: Housing Voucher Data for Housing Authority of Pasco and Franklin County, 2019–2021***

	2019	2020	2021
Ending Vouchers	255	276	305
Total Vouchers Awarded	318	333	352
VASH Voucher Awarded		18	66
Emergency Housing Vouchers Awarded		21	21

Other programs include a HOME Tenant Based Rental Assistance program, which was recently implemented by the Consortium and is described in the 2022 Action Plan. Sixty-two households with incomes below 60 percent AMI will be supported with up to two years of rental assistance within Kennewick, Pasco, and Richland.

### ***Affordable Rental Housing Developments***

There are currently 3,951 income- or rent-restricted units. Funding sources for these affordable rental housing developments vary, with 2,832 supported with Low-Income Housing Tax Credits (LIHTC), 753 supported with Section 8 Project-Based Rental Assistance, 470 with Public and Indian Housing, 126 with Section 202, 100 units with HOME, 68 with Section 811, and 31 with assistance from the U.S. Department of Agriculture. See Table 25 below for a listing of units available and the [Appendix](#) for more details on funding sources.

This does not include site-based CoC-funded housing programs; these are captured in Homeless Response System Resources.

Additionally, this summer, Catholic Charities Eastern Washington is opening Pasco Haven—a 60-unit affordable housing development that will primarily serve individuals who have experienced instances of homelessness, chronic mental illnesses, or extreme poverty. Catholic Charities will be working alongside the Greater Columbia Accountable Community of Health and the Benton Franklin County Continuum of Care to help provide services to residents. The City of Kennewick and the Kennewick Housing Authority have proposed to build a 56-unit affordable housing development serving extremely low-income and very low-income households with units set aside for persons experiencing homelessness; groundbreaking for this development is anticipated in late 2023 or 2024.

**Table 25: Tri-Cities Affordable Rental Housing**

Development	City	Total Units	Income/Rent Restricted
Bishop Topel Haven	Pasco	43	42
Columbia Park	Richland	139	138
Copper Mountain	Richland	276	273
Copper Ridge Apartments	Kennewick	232	230
Heatherstone Preservation	Kennewick	455	452
Kamiakin Apartments	Kennewick	236	233
Kent Manor	Kennewick	51	50
McMurray Park Phase II	Richland	100	98
Meadow Park Apartments	Kennewick	155	152
Nueva Vista	Kennewick	32	32
Nueva Vista Phase II	Kennewick	28	28
Orchard Hills Apartments	Richland	142	141
Parkview Apartments	Kennewick	107	107
Pinecrest Apartments	Pasco	54	53
Quail Ridge Apartments	Kennewick	51	50
Silver Creek Apartments	Pasco	240	240
Stonegate Apartments	Pasco	200	198
Tepeyac Haven	Pasco	45	44
Three Rivers Village	Richland	40	40
Varney Court	Pasco	38	38
Vineyards, The	Pasco	46	45
Vintage at Richland	Richland	150	148
Brentwood Apartments	Kennewick	105	102
Cullum House	Richland	9	8
Desert Villa and Desert Villa East	Kennewick	155	151



Edison Terrace South	Kennewick	15	15
Edison Terrace West	Kennewick	45	44
Kennewick Garden Court	Kennewick	27	26
Kennewick Micro Homes	Kennewick	16	16
Kennewick Perry Suites	Kennewick	15	14
La Posada West	Pasco	31	31
Scattered Site Public Housing	Pasco	280	280
Luther Senior Center East	Richland	8	2
Luther Senior Center I	Richland	75	74
Mitchell Manor	Kennewick	6	6
Sunny Slope Homes	Kennewick	190	190
Tri-Cities Terrace I Housing Project	Richland	60	59
Tri-Cities Terrace II	Richland	40	39
Tri-Cities Terrace South	Richland	15	14
Tri-Cities Vista Low-Cost Housing	Pasco	52	48
<b>TOTAL</b>		<b>4,004</b>	<b>3,951</b>

**Data sources:** (1) Washington State Housing Finance Commission WBARS Data; (2) HUD LIHTC Properties; (3) HUD Multifamily Assistance and Section 8 Database; (4) HUD Resource Locator

### ***Supportive Services Inventory***

There is a wide range of services available within the Tri-Cities area. In addition to the supportive services that are built into permanent supportive housing, transitional housing, rapid re-housing and emergency shelter programs, there are various stand-alone services available to residents. Table 26 outlines available services across service types identified through consultation as having the greatest unmet need: case management, mental health services, outreach services, victim-survivor advocacy services, and legal services. Even where these services exist, stakeholders report that the need for services exceeds service capacity.

**Table 26: Supportive Services in Tri-Cities Area**

Service Type	Available Resources
<b>Case management/care coordination</b>	<ul style="list-style-type: none"> <li>• Comprehensive Healthcare</li> <li>• iMPACT! Compassion Center</li> <li>• Three Rivers Therapy</li> </ul>
<b>Mental health services</b>	<ul style="list-style-type: none"> <li>• Benton Franklin Crisis Response Unit</li> <li>• Catholic Charities of Central Washington</li> <li>• First Step Community Counseling Services</li> <li>• Grace Clinic</li> <li>• Lourdes Health Crisis Services</li> <li>• Lutheran Community Services Northwest</li> <li>• Three Rivers Therapy</li> <li>• Tri-Cities Community Health</li> </ul>
<b>Outreach services</b>	<ul style="list-style-type: none"> <li>• Community Action Connections Second Chance Center</li> </ul>
<b>Victim-survivor advocacy</b>	<ul style="list-style-type: none"> <li>• DVSBF</li> <li>• Mirror Ministries</li> <li>• Support Advocacy &amp; Resource Center</li> </ul>
<b>Legal services</b>	<ul style="list-style-type: none"> <li>• Benton-Franklin Legal Aid</li> <li>• Legal Counsel for Youth and Children</li> <li>• Columbia Legal Services</li> <li>• Northwest Justice Project</li> <li>• Northwest Fair Housing Alliance</li> </ul>

### **Victim-Survivor Supportive Services and Shelters**

Mirror Ministries offered the following programs and services to survivors of human trafficking: 67 (36 percent) clients were assisted through advocacy, one through community education and awareness, 116 (62 percent) through outreach and intervention, and three through therapeutic services.

DVSBF has seven shelter rooms available for clients in imminent danger for 30–90 days and has 10 hotel rooms that can be utilized for non-imminent danger clients for a stay from 30 days to six months. Table 27 provides a list of services that were provided to the 1,362 DVSBF clients in 2021.

**Table 27: DVSBF Services Provided in 2021**

Service Type	Count	Service Type	Count
Advocacy	1273	Hospital response	2
Civil legal advocacy	934	Housing assistance	342
Criminal justice advocacy	793	Immigration assistance	28
Crisis counseling/intervention	667	Medical advocacy	29
CVC assistance	24	Referrals	1240
Emergency DV shelter—hotel/motel	193	Safety planning	1155
Emergency DV shelter—DV shelter or Safe Home	82	Support groups	46
Emergency financial assistance	327	TANF/welfare assistance	96
Employment assistance	105	Transportation assistance	72

**Data source:** DVSBF, 2021 Report

## Describe the unmet housing and service needs of QPs.

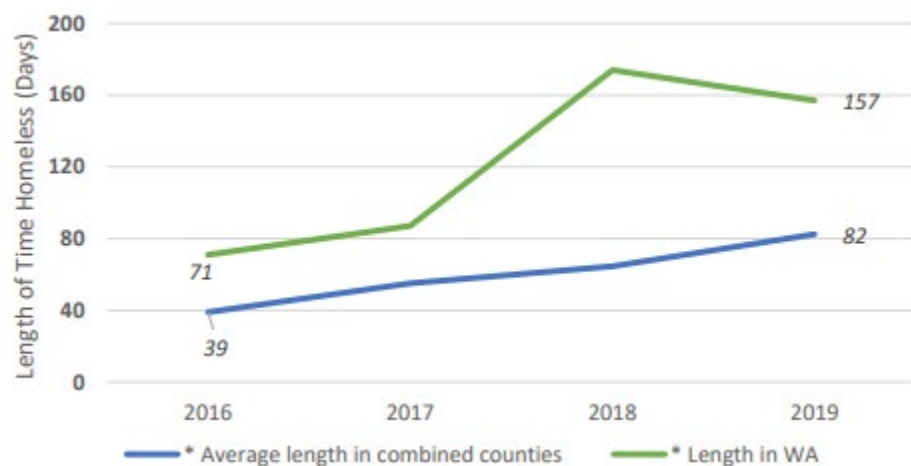
### *Individuals Experiencing Homelessness*

According to HMIS data, 63 percent of people experiencing homelessness have been unsheltered or have stayed within an emergency shelter or safe haven more than once within the past three years. Additionally, 49 percent have reported experiencing homelessness for at least one year within the past three years. PIT data also suggests that the rate of unsheltered homelessness has been increasing in the past years: it increased from 13 percent in 2017 to 31 percent in 2019. This may suggest that additional shelter options are needed to decrease the rate of unsheltered homelessness and additional housing interventions other than emergency shelter are needed to ensure people do not return to homelessness.

Additionally, Eastern Washington University's Institute of Public Policy and Economic Analysis examined HMIS data from 2016 to 2019 and found that returns to homelessness and the length of time spent within the homeless response system have seen a sharp uptick since 2017. Figure 20 shows an increase in the average number of days recorded in HMIS that a person has spent in emergency shelters and safe havens (or permanent housing projects if the client was homeless at entry) during a one-year period. Since 2016, the length of time spent homeless (within the homeless response system) has more than doubled. This may indicate that a lack of affordable housing is creating a barrier to ensuring individuals experiencing homelessness can rapidly transition from emergency shelter to permanent housing. Figure 21 shows the sharp increase in returns to homelessness since 2017, going from 3 percent to 14 percent in 2019. Returns to homelessness measure the share of people who exit homelessness to permanent housing and then return to homelessness within two years. Although the rate for Tri-Cities is still

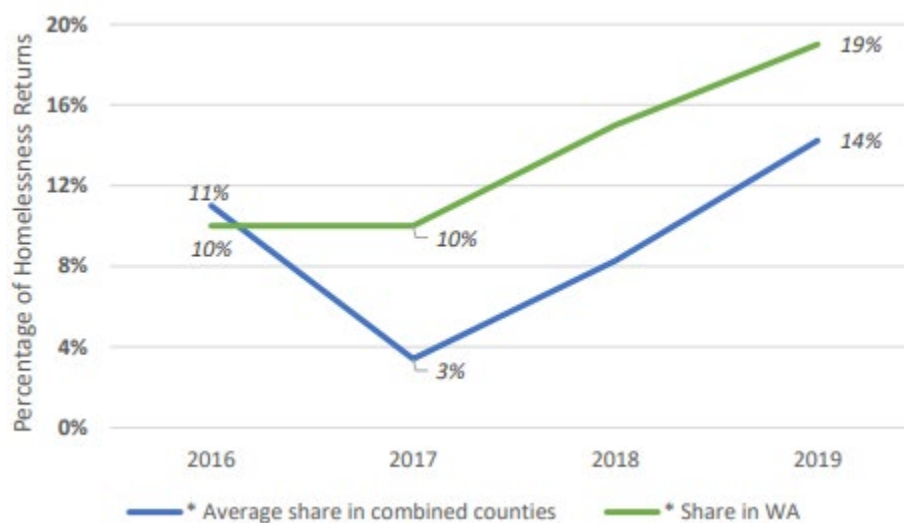
below the state benchmark, the rate still increased from its 2016 rate. This may also indicate that increases in rent or other factors are making it difficult for individuals who have previously experienced homelessness to maintain housing.

**Figure 20: Length of Time (Days) Spent in Shelter for People Experiencing Homelessness in Benton and Franklin Counties, 2016–2019**



**Data source:** Eastern Washington University, Institute for Public Policy & Economic Analysis, 2022 Presentation to the Community Health Improvement Plan Advisory Committee

**Figure 21: Returns to Homelessness From Permanent Housing in Benton and Franklin Counties, 2016–2019**



**Data source:** Eastern Washington University, Institute for Public Policy and Economic Analysis, 2022 Presentation to the Community Health Improvement Plan Advisory Committee

## *Needs Identified Through Stakeholder Consultation and Survey*

During the consultation sessions and survey, stakeholders noted unmet needs related to shelter, affordable rental housing, and supportive services. Although the number of shelter beds has been increasing in recent years, many are still unable to access emergency shelter. This is particularly true for women, families, people with disabilities, and people with legal issues. Site-based transitional and permanent supportive housing programs for people experiencing homelessness lack the supportive service capacity to implement harm reduction and Housing First principles, further disadvantaging people with substance use and mental health disabilities.

People experiencing homelessness also face barriers when seeking housing in the private market. Due to the tight rental market, landlords have implemented stringent rental screening criteria that prevent access for individuals and families with multiple barriers to housing, including those related to age, disability, and legal issues. Persons issued Housing Choice Vouchers or other tenant based rental assistance programs are frequently unable to use the assistance due to high rents and restrictive screening criteria.

In consultation sessions, stakeholders described a need for housing search assistance, one-time financial assistance, legal services, and case management to support people experiencing homelessness in obtaining and maintaining housing. Similarly, in the survey, stakeholders identified one-time financial assistance, housing search assistance and counseling, case management, mental health services, and outreach services as some of the top-needed supportive services for individuals and families experiencing homelessness.

The quantitative data analysis on the needs facing individuals experiencing homelessness emphasizes a need for additional permanent housing options, shelter beds, and access to supportive services to help individuals achieve housing stability. These needs align with the information gathered through the consultation sessions and survey, which indicated a high need for affordable rental housing and supportive services for individuals experiencing homelessness.

### ***Individuals at Risk of Homelessness and Other Populations at Risk of Homelessness and Housing Instability***

[The National Low Income Housing Coalition 2022 Out of Reach](#) data examines rental housing rates relative to income levels for counties and metro areas throughout the U.S. using HUD Fair Market Rents (FMRs). The FMR is a standard set by HUD at the county or regional level for use in administering its Section 8 rental voucher program. FMRs are typically the 40th percentile gross rent (i.e., rent plus utility costs) for typical, non-

substandard rental units in the local housing market. To afford a two-bedroom rental unit within the Tri-Cities at 2022 FMR of \$1,060 without being cost-burdened would require an annual wage of \$42,400. This amount translates to a 40-hour work week at an hourly wage of \$20.38, a 56-hour work week at minimum wage, or a 44-hour work week at Benton-Franklin county's average renter wage of \$17.83. The estimated monthly rent affordable to an individual at 30 percent AMI (\$26,250) is \$656. However, with 5,740 households living off an extremely low income, there are not enough affordable housing units available. CHAS data from 2019 provides insight into which households are occupying units that are affordable to households at different income levels. CHAS data uses HUD-Adjusted Median Family Incomes (HAMFIs) to classify household income which, for the purposes of this analysis, are comparable to AMI. Table 28 depicts the number of households by income level who were occupying rental units that are affordable to specific HAMFI categories in 2019. For example, rental units affordable at 30 percent HAMFI are rental units where the gross rent for the unit is affordable to a household making 30 percent HAMFI. Rental units affordable at 50 percent HAMFI would have gross rents that are unaffordable to a household earning 30 percent HAMFI but would be affordable to a household earning 50 percent HAMFI.

Table 28 indicates that there were a significant number of renter households who were living in units that were not affordable given their household income category. Figure 22 depicts the share of households by income category who were occupying rental units affordable to specific income levels. The data suggests that for rental units at all income levels, there was a mismatch between the income level of the households occupying those units and the income category for which the rental unit would be affordable. Specifically, only 44 percent of rental units that are affordable to households earning 30 percent HAMFI were occupied by households earning less than 30 percent HAMFI. In other words, 56 percent of rental units that would be affordable to extremely low-income households were occupied by higher-income households instead. There were similar trends for rental units affordable at other income levels. For example, only 24 percent of rental units affordable to households making 50 percent HAMFI were occupied by households earning 30–50 percent HAMFI.

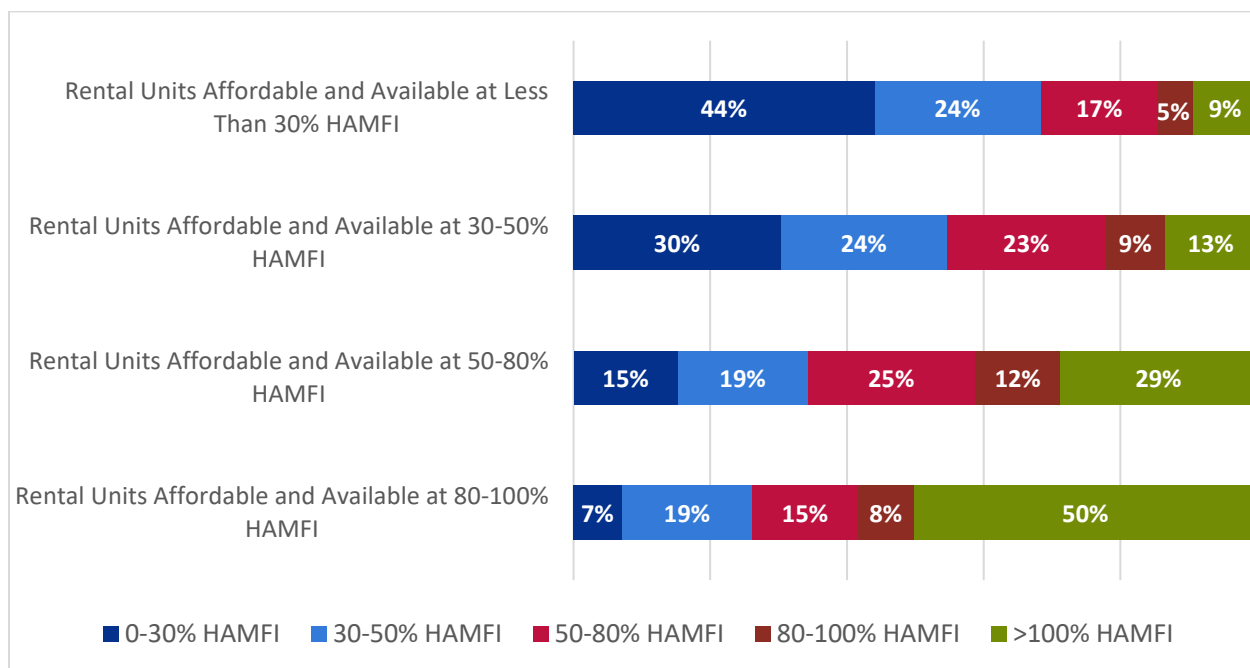
It is important to keep in mind that this data does not provide information that explains the mismatch between households and rental units. For instance, extremely low-income households may not occupy rental units that are affordable to them because these units are not located in their communities. Alternatively, units affordable to households earning 30 percent AMI may be hard to find and, when they are available, extremely low-income households may need to compete with higher-income households to secure them.

**Table 28: Number of Households Occupying Rental Units by Unit Affordability and Household Income**

Rental Unit Affordability	Occupant Income Category				
	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	>100% HAMFI
Rental units affordable and available at less than 30% HAMFI	1,280	705	500	150	269
Rental units affordable and available at 30-50% HAMFI	2,180	1,744	1,670	620	965
Rental units affordable and available at 50-80% HAMFI	2,115	2,605	3,385	1,720	3,960
Rental units affordable and available at 80-100% HAMFI	179	485	390	209	1,270

**Data source:** 2019 CHAS

**Figure 22: Share of Households Occupying Rental Units by Unit Affordability and Household Income**



**Data source:** 2019 CHAS

### Needs Identified Through Stakeholder Consultation and Survey

During the consultation sessions and survey, stakeholders noted unmet needs related to affordable rental housing and supportive services, including financial assistance to prevent evictions and to facilitate moves to rental housing units that better meet their needs. Stakeholders shared that evictions have increased dramatically. The end of the moratorium

has led to a surge in evictions for non-payment of rent. One stakeholder suggested that the Tri-Cities has one of the highest eviction rates in the state. COVID-19 emergency rental assistance has kept some people in housing, but those funds are drying up.

Many households remain precariously housed due to a tight rental market. Individuals and families are remaining in substandard or unaffordable housing because they are unable to secure alternative housing, due to either unaffordability or restrictive screening criteria that disproportionately impacts people with disabilities or legal issues. Even individuals and families with access to Housing Choice Vouchers or other tenant-based rental assistance are unable to obtain housing and vouchers are going unused.

In consultation sessions, stakeholders described a need for housing search assistance, one-time financial assistance, legal services, and transportation to support people at risk of homelessness or housing instability in maintaining housing. Similarly, in the survey, stakeholders identified short- and medium-term rental assistance, one-time financial assistance, housing search assistance and counseling, substance use treatment services, and outreach services as some of the top-needed supportive services for these individuals and families.

The quantitative data analysis on the needs facing individuals and families at risk of homelessness or housing instability emphasizes a need for an increased inventory of affordable housing and expanded access to supportive services to help households maintain their housing. These needs align with the information gathered through the consultation sessions and survey which indicated a high need for affordable rental housing and supportive services for these individuals and families.

### ***Persons Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking***

In 2021, there were 60 unmet requests for shelter due to lack of capacity and DVSBF has indicated that the Coronavirus Aid, Relief, and Economic Security Act funding they received during the pandemic allowed them to provide 10 additional rooms for survivors fleeing domestic violence situations. However, this funding ends in June 2023 and with the increase in the number of people seeking emergency shelter within the past two years, there will be a larger gap within their shelter inventory.

### ***Needs Identified Through Stakeholder Consultation and Survey***

During the consultation sessions and survey, stakeholders noted unmet needs related to shelter capacity, access to affordable rental housing, and supportive services. DVSBF indicated that, due to their funding, they can only serve victim-survivors of intimate partner



violence. This results in victim-survivors of violence that is not perpetrated by an intimate partner needing to seek shelter in mainstream emergency shelters. For human trafficking victim-survivors, this may mean sheltering among their traffickers. Stays at the DVSBF shelter are supposed to be only 30 days, but some shelter residents have been granted extensions up to 90 days. Shelter residents have been unable to obtain housing in the private market within 30 days due to a lack of affordable units and restrictive screening criteria. The inability of shelter residents to acquire permanent housing limits shelter flow and results in unmet shelter needs as described above.

In the survey, stakeholders identified one-time financial assistance, victims' advocacy services, short- and medium-term rental assistance, legal services, and housing search assistance and counseling as some of the most needed services for individuals fleeing or attempting to flee domestic violence, sexual assault, dating violence, stalking, and human trafficking.

The quantitative data analysis emphasizes the lack of shelter available for persons fleeing or attempting to flee domestic violence, sexual assault, dating violence, stalking, and human trafficking. Qualitative information gathered through the consultation sessions and stakeholder survey provides additional context that indicates high levels of need for affordable rental housing, tenant-based rental assistance, and supportive services.

### **Identify any gaps within the current shelter and housing inventory as well as the service delivery system.**

#### ***Need for Low-Barrier Non-Congregate Shelter and Supportive Services***

In consultations, stakeholders spoke at length about gaps in shelter availability and accessibility. Stakeholders indicated there is minimal shelter for women; there are only 32 beds for women and women-led families in seven rooms at the Union Gospel Mission (UGM) and, anecdotally, women are often turned away from shelter due to no space being available. Similarly, there is insufficient capacity for families, especially those that include men and/or adolescent boys. Families have needed to split up across youth shelters, shelters for women and women-led families, and men's shelters. Despite there being 162 beds for men available at UGM, these beds are inaccessible to many. Due to the congregate nature of the shelter, men with multiple barriers such as sex offense-related legal issues and/or disabilities are turned away. Stakeholders also indicate that the religious requirements for longer-term stays at UGM result in an inability for others to access shelter.

Victim-survivors of domestic violence and human trafficking also experience a shortage of appropriate shelter. DVSBF has 40 beds available for those fleeing intimate partner violence. As stated above, shelter stays are intended to be only 30 days, but DVSBF has been allowing stays up to 90 days due to the length of time it takes for victim-survivors to obtain safe permanent housing. As described previously, the tight rental market has made housing unaffordable and inaccessible to individuals with recent evictions, criminal backgrounds, and/or extremely low income. These longer stays for shelter residents result in less turnover and less space for others who are fleeing or attempting to flee violence. Additionally, victim-survivors of human trafficking who are not also experiencing intimate partner violence are ineligible to access shelter at DVSBF and must seek shelter at UGM. Mirror Ministries reports that this shelter is particularly unsafe for many trafficking survivors due to its proximity to gang territories and frequent drug use. People fleeing or attempting to flee domestic violence and human trafficking are frequently left with no choice but to remain in or return to unsafe situations.

The 2022 Benton and Franklin Counties Community Health Needs Assessment (CHNA) identified a lack of low-barrier housing options for residents experiencing homelessness in addition to the need for more affordable housing in general. Community partners also spoke to needing more homelessness services in the community to address hygiene issues and care coordination needs: specifically, more hygiene services for students, care coordination and navigation for people experiencing chronic homelessness, and more street-based care to meet people where they are needed to improve the health and well-being of people experiencing homelessness. The four greatest needs identified in helping to reduce challenges for residents with low incomes and experiencing homelessness to secure housing were: 1) removing barriers, 2) greater availability of housing options, 3) a need for more coordination, and 4) a need for stronger social supports. In particular, people experiencing homelessness would benefit from a Housing First approach and:

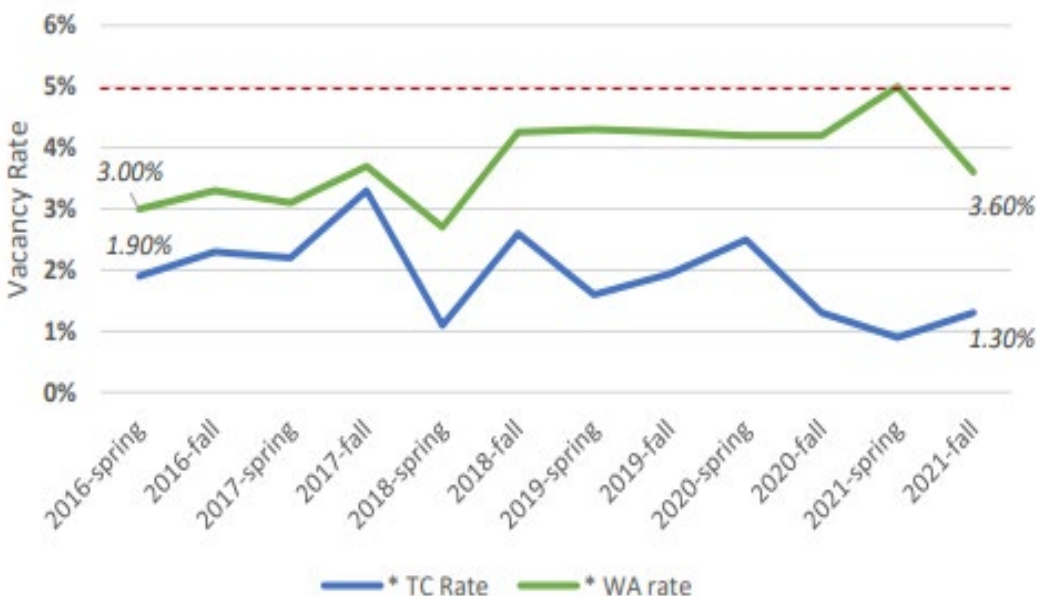
- *Low-barrier Permanent Supportive Housing:* On-site service would be particularly important for ensuring people in recovery or with a substance use disorder remain stably housed.
- *Transitional Housing:* Providing housing for 6–12 months with supportive staff will help people re-engage in the community and build skills to live independently.

### ***Need for Affordable Housing***

The 2022 Benton and Franklin Counties CHNA also identified a low supply of affordable housing, low supply of multi-family units, low vacancy rates for rentals, and increased rental costs as some of its key findings. Housing increases in Benton and Franklin Counties are not keeping up with population growth and demand.

The Tri-Cities population has increased by 19 percent over the past decade, which has outpaced state and national averages, but the housing inventory has not kept pace with this increase.<sup>6</sup> Over the past five years, apartment vacancy rates have remained between 1–2 percent. A vacancy rate under 5 percent is considered a tight market, while a vacancy rate under 3 percent is considered a severe shortage of rental housing. As Figure 23 shows, the Tri-Cities is experiencing a severe shortage of rental housing.

**Figure 23: Apartment Vacancy Rates in Benton-Franklin Counties**



**Data source:** Eastern Washington University, Institute for Public Policy and Economic Analysis, 2022 Presentation to the Community Health Improvement Plan Advisory Committee

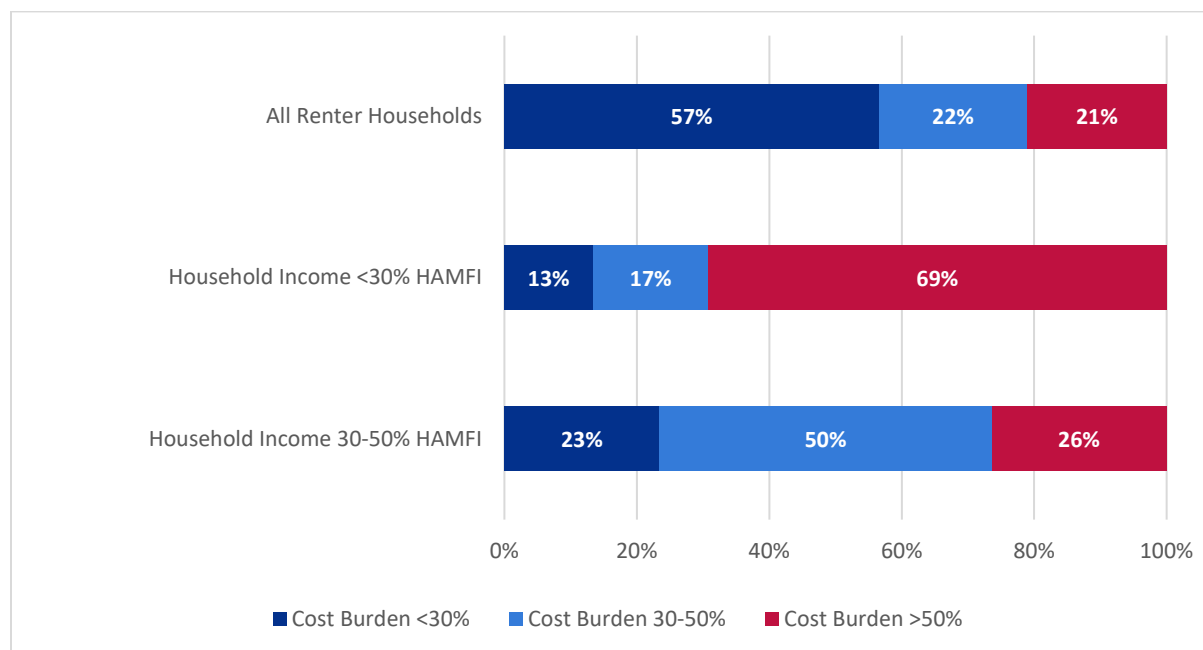
These very low vacancy rates have led to increased competition for rentals, increased rent, and overcrowding. When combined with other factors from the pandemic, the rent increases from landlords and the cost of housing are likely to continue to increase since housing demand is high and housing supply is exceedingly low, impacting extremely and very low-income households the most. People are willing to pay above FMR, meaning landlords are able to charge high prices for apartments. Multiple consultation participants are seeing landlords increase rent by \$400 or \$600 a month and this high cost of rent also contributes to overcrowding as families double up in apartments. For people with low incomes or any negative rental history, finding affordable, stable housing has been increasingly more challenging. It has also made it more difficult for people with any criminal history or poor credit score to find housing. People's incomes have not increased

<sup>6</sup> Population growth rates sourced from [Benton-Franklin Trends](#)

at the same rate as the cost of housing and while there are efforts to develop new housing locally, it tends to be for people with higher incomes and is therefore not meeting the unmet need.

Comprehensive Housing Affordability Strategy (CHAS) data indicated that 86 percent of extremely low-income renter households and 76 percent of very low-income households were cost-burdened in 2019. Figure 24 shows the cost burden of extremely and very low-income renters compared to all renters within the Tri-Cities and Table 29 estimates the current gap in housing based on CHAS data. The estimate is likely an underestimate of the housing needed as the most recent available data is from 2019, before the COVID-19 pandemic and its resulting impact.

**Figure 24: Share of Cost Burden by Household Income for Renter Households**



**Data Sources:** CHAS Data, 2019

**Table 29: Housing Needs Inventory and Gap Analysis Table**

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total rental units	26,385		
Rental units affordable to households at 30% AMI (at risk of homelessness)	2,835		
Rental units affordable to households at 50% AMI (other populations)	7,080		
0%–30% AMI renter households w/ one or more severe housing problems (at risk of homelessness)		3,910	
30%–50% AMI Renter households w/ one or more severe housing problems (other populations)		2,165	
Current gaps			1,075

Additionally, several vulnerable subpopulations are likely to feel the impacts of this housing crisis. They are identified in the 2022 CHNA for Benton and Franklin Counties as:

- *Young people:* Young people often need a cosigner to rent an apartment, which is challenging for those without support. There is a need for more resources for young people looking for housing.
- *People with developmental disabilities:* There is a need for more independent housing for people with developmental disabilities. It is currently a crisis-driven housing system. Families with children with special needs may also have difficulty finding housing that accommodates and meets their needs.
- *Older adults:* To remain in their homes, older adults often need support, including help with upkeep and safety checks. The rising cost of housing can be challenging for older adults, noting a need for discounts. According to the CHNA, there are no skilled nursing facilities locally and older adults living on a fixed income may be more likely to be unstably housed.

## Identify priority needs for QPs.

### ***Individuals Experiencing Homelessness***

Based on consultation sessions, the online stakeholder survey, and quantitative data analysis, the priority needs for individuals experiencing homelessness are:

- Affordable rental housing
- Supportive services
- Low-barrier non-congregate shelter

### ***Individuals At Risk of Homelessness***

Based on consultation sessions, the online stakeholder survey, and quantitative data analysis, the priority needs for individuals at risk of homelessness are:

- Affordable housing
- Supportive services

### ***Persons Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking***

Based on consultation sessions, the online stakeholder survey, and quantitative data analysis, the priority needs for survivors fleeing or attempting to flee are:

- Affordable housing
- Non-congregate shelter
- Supportive services

### ***Other Populations at Greatest Risk of Homelessness or Housing Instability***

Based on consultation sessions, the online stakeholder survey, and quantitative data analysis, the priority needs of other populations at greatest risk of homelessness or housing instability are:

- Affordable housing
- Supportive services

## Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan.

The Consortium paired the qualitative information gathered from the stakeholder consultation sessions and survey with insights gleaned from quantitative data analysis to better understand the needs facing each of the QPs and gaps in the shelter, housing, and service delivery systems. Table 30 outlines the primary qualitative and quantitative data sources the Consortium used to analyze the priority needs of each QP as well as the housing, shelter, and service gaps across the Tri-Cities.

**Table 30: Primary Quantitative Data Sources to Determine Needs and Gaps**

HOME-ARP QP	Primary Data Sources
<b>Individuals experiencing homelessness</b>	<ul style="list-style-type: none"> <li>• CoC HMIS Data (2021)</li> <li>• HIC (2019–2021)</li> <li>• PIT count (2018–2022)</li> <li>• Department of Commerce, Snapshot of Homelessness (2020–2022)</li> <li>• Department of Commerce, Washington State Homeless System Performance County Report Card (2021)</li> <li>• Stakeholder consultation sessions and online stakeholder survey</li> </ul>
<b>Individuals at risk of homelessness</b>	<ul style="list-style-type: none"> <li>• CHAS (2014–2019)</li> <li>• ACS (2016–2020)</li> <li>• McKinney-Vento EDFacts Initiative, Student Homelessness (school year 2019–2020)</li> <li>• National Low Income Housing Coalition Housing Needs by County (2022)</li> <li>• Eastern Washington University, Overview of Housing for Homeless and Low-Income Residents (2022)</li> <li>• Stakeholder consultation sessions and online stakeholder survey</li> </ul>
<b>Persons fleeing/attempting to flee domestic violence, sexual assault, dating violence, stalking, or human trafficking</b>	<ul style="list-style-type: none"> <li>• Mirror Ministries Data (2021)</li> <li>• DVSBF Data and Reports (2021)</li> <li>• CoC HMIS Data (2021)</li> <li>• The National Intimate Partner and Sexual Violence Survey, State Report (2017)</li> <li>• Department of Health and Human Services, Community Outcome and Risk Evaluation Report (2022)</li> <li>• Stakeholder consultation sessions and online stakeholder survey</li> </ul>
<b>Other populations at risk of housing instability and homelessness</b>	<ul style="list-style-type: none"> <li>• CHAS (2015–2019)</li> <li>• National Low Income Housing Coalition Housing Needs by County (2022)</li> <li>• Eastern Washington University, Overview of Housing for Homeless and Low-Income Residents (2022)</li> <li>• Stakeholder consultation sessions and online stakeholder survey</li> </ul>

Topic	Primary Data Sources
<b>Housing inventory</b>	<ul style="list-style-type: none"> <li>• CHAS (2014–2018)</li> <li>• ACS (2016–2020)</li> <li>• Eastern Washington University, Overview of Housing for Homeless and Low-Income Residents (2022)</li> <li>• Benton and Franklin Counties CHNA (2022)</li> <li>• Stakeholder consultation sessions and online stakeholder survey</li> </ul>
<b>Shelter inventory</b>	<ul style="list-style-type: none"> <li>• HIC (2019–2021)</li> <li>• PIT count (2018–2022)</li> <li>• Department of Commerce, Washington State Homeless System Performance County Report Card (2021)</li> <li>• DVSBF Data and Reports (2021)</li> <li>• Stakeholder consultation sessions and online stakeholder survey</li> </ul>
<b>Service delivery system</b>	<ul style="list-style-type: none"> <li>• Eastern Washington University, Overview of Housing for Homeless and Low-Income Residents (2022)</li> <li>• Benton and Franklin Counties CHNA (2022)</li> <li>• Stakeholder consultation sessions and online stakeholder survey</li> </ul>



## HOME-ARP Activities

### Regulatory Requirements

In accordance with [Section V.C.2. of the Notice](#), PJs must describe how they will distribute HOME-ARP funds aligned with the identified priority needs and the method for soliciting applications for funding and selecting developers, service providers, subrecipients, and/or contractors. Furthermore, PJs must describe whether they will administer the HOME-ARP-eligible activities directly.

#### **Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients, and/or contractors.**

There will be separate Requests for Proposals (RFPs) for affordable rental housing development and supportive services. Resources for capacity building and operating support will be offered in each of these RFPs. The Consortium will ensure that the RFPs and selection criteria are consistent with all HOME-ARP requirements.

#### **Describe whether the PJ will administer eligible activities directly.**

The Consortium will not directly administer the HOME-ARP activities.

#### **If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program.**

This section is not applicable to the Tri-Cities Consortium.

## Use of HOME-ARP Funding

### Regulatory Requirements

[Section V.C.2 of the Notice](#) states that PJs must outline the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The plan must also explain how the characteristics of its shelter and housing inventory and service delivery system and the needs identified in the Needs Assessment and Gaps Analysis provided a rationale for the PJ's plan to fund eligible activities.

**Table 31: Distribution of HOME-ARP Funds Across Eligible Activities**

	Funding Amount	Percent of Grant	Statutory Limit
Supportive services	\$1,035,000	43%	
Acquisition and development of non-congregate shelter	\$0	0%	
Tenant-based rental assistance	\$0	0%	
Development of affordable rental housing	\$762,707	32%	
Non-profit operating	\$119,000	5%	5%
Non-profit capacity building	\$119,000	5%	5%
Administration and planning	\$359,242	15%	15%
Total HOME-ARP allocation	\$2,394,949	100%	

### Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis.

The Consortium intends to use 43 percent of its HOME-ARP allocation for supportive services, 32 percent for affordable rental housing, and the remaining quarter for a combination of nonprofit capacity building, nonprofit operating support, and grantee planning and administration activities. This funding distribution will allow the Consortium to focus its resources and capacity on expanding affordable rental housing options and providing needed supportive services. This allocation also provides resources to build capacity among service and housing providers and expand the Consortium's own capacity to support successful and sustainable affordable housing developments and supportive services for HOME-ARP QPs in the Tri-Cities area.

**Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities.**

Information analyzed from the consultation sessions, stakeholder survey, and quantitative data demonstrates that there are high levels of unmet needs faced by all four of the HOME-ARP QPs. While the Tri-Cities HOME Consortium is appreciative of the additional funding, the HOME-ARP allocation of \$2,394,949 is insufficient to completely address the housing, shelter, and service needs for each of the QPs. Given the limited resources available, as well as the major themes underscored in the Needs Assessment and Gaps Analysis, the Consortium plans to spend 43 percent of its HOME-ARP allocation on supportive services, 32 percent on affordable rental housing, 10 percent on non-profit operating and capacity building support, and the remaining 15 percent on planning and administration.

The trends identified in the Needs Assessment and Gaps Analysis were a major factor that led to the Consortium's HOME-ARP allocation distribution decision. The major trends highlighted in the data analysis, consultation sessions, and survey responses all pointed to a significant need for affordable rental housing for each of the HOME-ARP QPs. Stakeholders described how all four of the HOME-ARP QPs struggle to find housing that is affordable and accessible in the community. Housing costs have been increasing for years, but recent events including the COVID-19 pandemic and the end of the eviction moratorium have exacerbated housing cost burden and housing instability for many lower-income households in the Tri-Cities. Through the stakeholder survey, 50 percent of respondents selected affordable rental housing as their top priority for the use of HOME-ARP funds. The quantitative data from the Needs Assessment and Gaps Analysis also indicates that there is a considerable need for the development of additional affordable rental housing opportunities in the Tri-Cities.

The Needs Assessment and Gaps Analysis also highlighted the need for and importance of supportive services for the four HOME-ARP QPs. As a result of the trends described above, many organizations are focusing on keeping individuals facing eviction housed through legal services, landlord-tenant mediation, and one-time financial assistance. Through the stakeholder survey, respondents selected supportive services as their second-highest priority for the use of HOME-ARP funds. In the survey, stakeholders underscored the need for additional supportive services for each HOME-ARP QP. Notably, one-time financial assistance and housing search assistance were identified among the highest service needs for all four QPs. Legal services and outreach services were also ranked highly for two of four QPs each. Understanding the immediate need for HOME-ARP funds to prevent

ongoing homelessness, violence, and housing instability, the Consortium is allocating a slightly larger portion of HOME-ARP funds toward supportive services.

In order to successfully implement affordable rental housing and supportive services for the QPs, it is necessary to expand the capacity of service providers and affordable housing developers. Consultation participants described how challenges such as insufficient pay for staff, lack of staff training opportunities, and limited program funding and resources have made it harder for organizations to support their own staff and capacity while adequately meeting the needs of their clients. Through the stakeholder survey, respondents selected nonprofit capacity building as their third-highest priority for the use of HOME-ARP funds. By allocating HOME-ARP funding toward nonprofit operating and capacity building, the Consortium aims to help address some of the challenges faced by organizations working to meet the needs of the QPs. There is also a need to form new partnerships and linkages among organizations, particularly with victim services providers and affordable housing developers.

Although the survey indicates that some respondents would prioritize use of HOME-ARP for TBRA among the eligible activities, the information gathered through the consultation sessions and survey open-ended responses suggests there are mixed feelings among stakeholders. Several participants through the consultation process explained that local housing markets have been saturated with rental assistance resources due to local, state, and federal pandemic response programs. While many are thankful for the additional resources, the surge in rental assistance resources has made it difficult for voucher recipients to secure housing. Factors such as rising housing costs, inflation, low vacancy rates, and the unwillingness of landlords in the private market to accept vouchers have decreased the number of units that are available and affordable to voucher holders. The data suggests that there is support for rental assistance which validates the Consortium's choice to allocate HOME funds to TBRA in their 2022 and 2023 Action Plans.

Similarly, the consultation sessions and survey indicated that fewer stakeholders would prioritize non-congregate shelter with HOME-ARP funds. Throughout the consultation process, stakeholders described a lack of shelter capacity for women and families and UGM does have plans to build an expanded shelter in Kennewick that will serve more than 70 women and children. However, stakeholders spoke most extensively about the need for low-barrier shelter for persons experiencing homelessness and persons fleeing or attempting to flee violence; this shelter may be congregate or non-congregate. The Consortium will continue to work collaboratively with city, county, and other community partners to support the development of low-barrier shelters with other resources.

By prioritizing affordable rental housing, supportive services, and non-profit support with its HOME-ARP allocation, the Consortium can help meet the needs of all four QPs while

addressing some of the priority needs identified in the Needs Assessment and Gaps Analysis. Adding to the stock of affordable rental housing would alleviate some of the pressure currently exerted upon the housing and shelter inventory. In addition, the range of eligible supportive services under HOME-ARP would allow the Consortium to fund programs that could broaden the impact of programs serving all the QPs. [Section VI.D.4.c.i of HUD Notice CPD-21-10](#) outlines the allowable uses for HOME-ARP supportive services which align with the needs identified in the Needs Assessment and Gaps Analysis. Supportive services could therefore be utilized to address some of the noted challenges with TBRA and NCS programs while serving a broad range of HOME-ARP-eligible households across the community.

The remaining 15 percent of the HOME-ARP allocation will assist the Consortium with the administration and planning of the HOME-ARP program. Eligible administration and planning costs include necessary costs for the management, coordination, monitoring, and evaluation of the HOME-ARP program. Eligible costs could include administration activities such as developing systems to comply with HOME-ARP requirements, developing interagency agreements, monitoring HOME-ARP activities for progress and compliance, preparing HOME-ARP reports and documents for submission to HUD, and evaluating program results against stated objectives. A full list of eligible costs is provided in [Section VI.A of the HUD Notice](#). Since the HOME-ARP program is a new source of federal funding with its own unique program requirements, the Consortium has elected to allocate sufficient funds to build its own internal capacity to administer, monitor, and evaluate the program. Doing so will help ensure that the HOME-ARP-eligible activities have the greatest impact and best meet the needs of some of the Tri-Cities' most vulnerable communities.

# HOME-ARP Production Housing Goals

## Regulatory Requirements

In accordance with [Section V.C.3 of the Notice](#), PJs must provide an estimate for the number of affordable rental housing units for QPs that they will produce or support with HOME-ARP funds. In addition, PJs must also include a narrative about the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs.

### **Estimate the number of affordable rental housing units for QPs that the PJ will produce or support with its HOME-ARP allocation.**

The Consortium estimates that with no additional resources and an assumed cost of \$100,000 per unit, about seven affordable rental housing units will be rehabilitated or produced with HOME-ARP resources.

### **Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs.**

HOME-ARP funds will provide a one-time expansion of resources for the development of affordable rental housing for some of the Tri-Cities' most vulnerable residents. Prioritizing the development of affordable rental housing aligns with the needs of all four HOME-ARP QPs identified in the Needs Assessment and Gaps Analysis and will further the Consortium's goal of expanding affordable housing options for extremely low-income and very low-income households. While the estimated number of units that will be produced with the HOME-ARP allocation is a small step forward, it will help make a long-term impact with a one-time source of funding. The funds will likely leverage state and federal funds for affordable housing and fill important gaps to allow a project or projects to move forward.

# Preferences

## Regulatory Requirements

Section V.C.4 of the [Notice](#) states that PJs must identify whether they intend to establish a preference for one or more of the QPs or a subpopulation within one or more of the QPs for any eligible activity or project. If a PJ chooses to establish a preference, it must explain how the use of a preference or method of prioritization will address the unmet needs or gaps in benefits and services identified in the Needs Assessment and Gaps Analysis. PJs must also describe how they will still address the unmet needs or gaps of the other QPs that are not included in a preference through the use of HOME-ARP funds.

Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

### Identify whether the PJ intends to give preference to one or more QPs or a subpopulation within one or more QPs for any eligible activity or project.

While there are needs among all HOME-ARP QPs, information from the consultation sessions, stakeholder survey, and quantitative data analysis indicate that there are greater needs for two of the four HOME-ARP populations. In accordance with these findings, a preference will be provided for the following populations:

- **Individuals experiencing homelessness**, as defined in 24 CFR 91.5.
- **Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking**, as defined by HUD.

These preferences will allow organizations to prioritize affordable housing and supportive services for these populations.

**If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the QP or subpopulation of the QP, consistent with the PJ's needs assessment and gap analysis.**

These preferences will allow the Consortium to prioritize access for those QPs with the greatest identified needs. Members of the “at risk” and “other” QPs will still be able to apply for HOME-ARP-funded affordable rental housing. At least one supportive services activity will have no preference for a HOME-ARP QP.



## Referral Methods

### Regulatory Requirements

The [HUD Notice](#) states that PJs are not required to describe referral methods in the HOME-ARP allocation plan; however, a PJ must require a project or activity to use a CE system along with other referral methods or to use only a project/activity waiting list if:

- CE does not have a sufficient number of qualifying individuals or families to refer to the PJ for the project or activity.
- CE does not include all HOME-ARP QPs.; or
- CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE system.

### **Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. A PJ may use multiple referral methods in its HOME-ARP program. (Optional)**

Benton and Franklin Counties' CE system focuses primarily on persons experiencing homelessness and persons at risk of homelessness. As a result, the Consortium will allow HOME-ARP-funded projects and services to use CE along with other referral methods **or** to use only a project/activity waiting list. The Consortium will review referral methods to ensure compliance with HOME-ARP program requirements.

### **If the PJ intends to use the CE process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional)**

This section is not applicable to the Consortium.

### **If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional)**

This section is not applicable to the Consortium.

**If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional)**

The Consortium has not established a prioritization between the two referral methods at this time.

# Limitations in a HOME-ARP Rental Housing or Non-Congregate Shelter Project

## Regulatory Requirements

The [HUD Notice](#) states that limiting eligibility for HOME-ARP rental housing or NCS projects is only permitted under certain circumstances. For example, PJs may limit admission to HOME-ARP rental housing or NCS projects to households who need specialized supportive services that are provided in such housing or NCS. Any limitations must follow all applicable fair housing, civil rights, and nondiscrimination requirements.

### **Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular QP or specific subpopulation of a QP identified in section IV.A of the Notice.**

The Consortium may establish a limitation for persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD, for affordable rental housing only.

### **If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the QP or subpopulation of the QP, consistent with the PJ's needs assessment and gap analysis.**

A limitation may be necessary due to circumstances and the level of need of individuals experiencing homelessness and persons fleeing or attempting to flee domestic violence, sexual assault, dating violence, stalking, and human trafficking. While all four QPs may have complex needs, those experiencing homelessness or fleeing violence include individuals who have experienced trauma, which may require a combination of housing assistance and supportive services to help ensure their safety, housing stability, and access to support. For example, individuals experiencing homelessness may have significantly greater needs for supportive services based on the factors that contributed to becoming homeless and the duration of homelessness. Stakeholders mentioned how persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, and human trafficking can often require a variety of services in the immediate aftermath of a traumatic event and in the long term to help maintain stability. In addition, organizations serving persons fleeing violence described the need to protect the safety and confidentiality of their clients, especially from perpetrators.

Given these circumstances, allowing a limitation for a HOME-ARP rental housing project for these two QPs would better enable organizations to meet the needs of their clients and in some cases may be necessary. The Consortium will work with agencies selected for funding and only allow a limitation if it is necessary to meet the needs of residents and cannot be achieved through a preference.

**If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other QPs that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities).**

HOME-ARP funds allocated to supportive services will be provided to all QPs without any limitations.

# HOME-ARP Refinancing Guidelines

## Regulatory Requirements

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including the following.

**Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity.**

The Consortium does not intend to use HOME-ARP funds for this purpose.

**Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.**

The Consortium does not intend to use HOME-ARP funds for this purpose.

**State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.**

The Consortium does not intend to use HOME-ARP funds for this purpose.

**Specify the required compliance period, whether it is the minimum 15 years or longer.**

The Consortium does not intend to use HOME-ARP funds for this purpose.

**State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.**

The Consortium does not intend to use HOME-ARP funds for this purpose.

**Other requirements in the PJ's guidelines, if applicable.**

The Consortium does not intend to use HOME-ARP funds for this purpose.

## Appendix

### Acronyms

Acronym	Definition
<b>ACS</b>	American Community Survey
<b>AMI</b>	Area median income
<b>CE</b>	Coordinated entry
<b>CES</b>	Coordinated Entry System
<b>CHAS</b>	Comprehensive Housing Affordability Strategy
<b>CHNA</b>	Community Health Needs Assessment
<b>CoC</b>	Continuums of Care
<b>DVSBF</b>	Domestic Violence Services of Benton and Franklin Counties
<b>FMR</b>	Fair Market Rent
<b>HIC</b>	Housing Inventory Count
<b>HMIS</b>	Homeless Management Information System
<b>HOME-ARP</b>	HOME Investment Partnerships Program American Rescue Plan
<b>HUD</b>	U.S. Department of Housing and Urban Development
<b>LIHTC</b>	Low-Income Housing Tax Credits
<b>NCS</b>	Non-congregate shelter
<b>PIT</b>	Point-in-Time
<b>PJ</b>	Participating jurisdiction
<b>QP</b>	Qualifying population
<b>TBRA</b>	Tenant-Based Rental Assistance
<b>UGM</b>	Union Gospel Mission
<b>VASH</b>	Veterans Affairs Supportive Housing

## Consultation Process Organization Table

The following table includes the 30 organizations that provided input in the development of the HOME-ARP allocation plan through the consultation sessions and online stakeholder survey. The organization types were determined either by the organization types selected by the respondent(s) affiliated with an organization in the stakeholder survey or by Consortium staff based on their understanding of the services provided by the organization. Likewise, the QPs served were determined by the QPs indicated by the respondent(s) affiliated with an organization in the stakeholder survey or by Consortium staff based on their understanding of the individuals served by the organization.

The organization table uses the following abbreviations for organization type and QP served.

Abbreviation	Definition
<b>CoC</b>	Continuum of Care serving the jurisdiction's geographic area; includes Collaborative Applicant and Advisory Committee representatives
<b>HSP</b>	Homeless service provider, including shelter, housing, and supportive services
<b>VSP</b>	Domestic violence/sexual assault/human trafficking victim services provider
<b>V</b>	Groups serving or representing veterans
<b>PHA</b>	Public housing agency
<b>PA</b>	Public agencies addressing the needs of QPs
<b>FH/CR/PWD</b>	Public or private organizations that address Fair Housing, civil rights, and/or the needs of persons with disabilities
<b>AHD</b>	Affordable housing developers
<b>O</b>	Other organizations that address the needs of the QPs (not public agencies)

Abbreviation	QP
<b>QP1</b>	Individuals experiencing homelessness
<b>QP2</b>	Individuals at risk of homelessness
<b>QP3</b>	Persons fleeing or attempting to flee domestic violence, sexual assault, dating violence, stalking, or human trafficking
<b>QP4</b>	Other populations at greatest risk of homelessness or housing instability

**Consultation Process Organization Table**

Organization	C o c	H S P	V S P	V e t e r a n	P H A	P u b l i c	F H / C R / P W D	A H D	O t h e r	Q P 1	Q P 2	Q P 3	Q P 4
ANSIL		X								X			
Ben Franklin Transit									X				
Benton and Franklin Department of Human Services	X	X		X		X				X			
Benton Franklin Legal Aid							X			X	X		X
Catholic Charities		X								X			
Columbia Basin Veterans Center				X						X			
Community Action Connection		X							X	X	X		X
Domestic Violence Services			X									X	
Elijah Family Homes		X								X	X		X
Empower Life	X									X			
Goodwill Industries of the Columbia							X		X	X	X		X



Greater Health Now	X								X	X	X		X
Housing Authority of Pasco and Benton County					X	X		X		X	X	X	X
iIMPACT! Compassion Center		X								X	X	X	X
Kennewick Public Housing Authority	X				X	X		X			X	X	X
Kennewick School District		X				X				X	X	X	X
Legal Counsel for Youth and Children								X			X	X	
Lutheran Family Services		X								X	X	X	
Mirror Ministries			X									X	
Northwest Fair Housing Alliance								X			X	X	X
Northwest Justice Project								X			X	X	X
Oxford Homes		X									X	X	X
Richland School District		X				X				X	X	X	X
Safe Harbor Support Center		X								X	X	X	X
Snipes H3	X	X									X	X	
TC Futures										X	X		X
Three Rivers Therapy		X								X	X		X

Tri-Cities Community Health	X								X	X	X		X
Tri-City Union Gospel Mission		X								X			
United Way of Benton and Franklin Counties									X	X	X	X	X

## Tri-Cities Affordable Housing Developments With Funding Sources

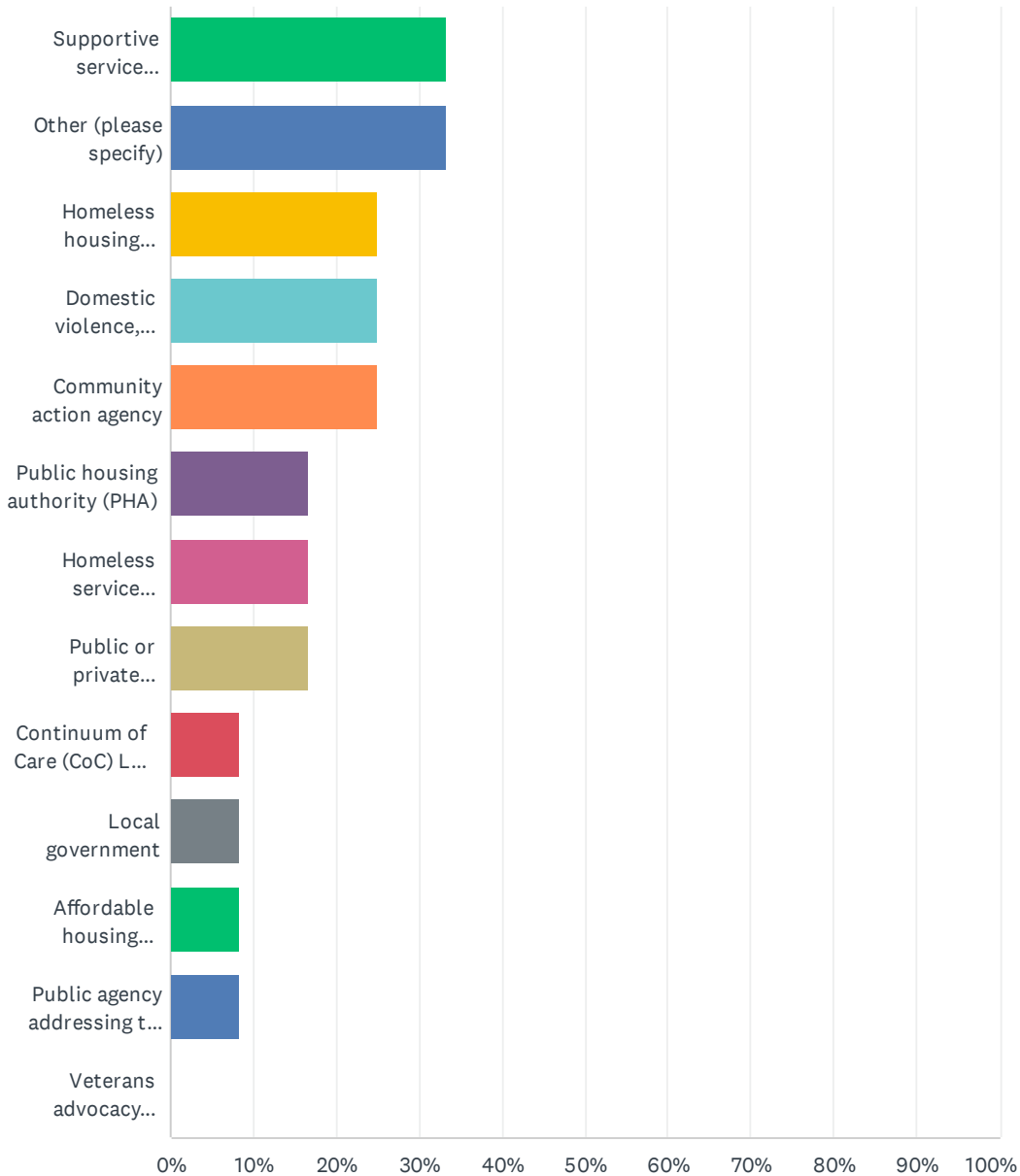
Development	City	Total Units	Income/Rent restricted	LIHTC	811	202	PBRA	HOME	PIH	USDA	Other HUD	State funds
Bishop Topel Haven	Pasco	43	42	X								
Columbia Park	Richland	139	138	X			X				X	
Copper Mountain	Richland	276	273	X								
Copper Ridge Apartments	Kennewick	232	230	X							X	
Heatherstone Preservation	Kennewick	455	452	X								
Kamiakin Apartments	Kennewick	236	233	X								
Kent Manor	Kennewick	51	50	X								
McMurray Park Phase II	Richland	100	98	X								
Meadow Park Apartments	Kennewick	155	152	X								
Nueva Vista	Kennewick	32	32	X	X		X					
Nueva Vista Phase II	Kennewick	28	28	X		X	X					
Orchard Hills Apartments	Richland	142	141	X								
Parkview Apartments	Kennewick	107	107	X								
Pinecrest Apartments	Pasco	54	53	X			X					
Quail Ridge Apartments	Kennewick	51	50	X							X	
Silver Creek Apartments	Pasco	240	240	X								
Stonegate Apartments	Pasco	200	198	X								
Tepeyac Haven	Pasco	45	44	X								
Three Rivers Village	Richland	40	40	X			X					
Varney Court	Pasco	38	38	X								
Vineyards, The	Pasco	46	45	X								
Vintage at Richland	Richland	150	148	X								
Brentwood Apartments	Kennewick	105	102				X					
Cullum House	Richland	9	8									X
Desert Villa and Desert Villa East	Kennewick	155	151				X				X	
Edison Terrace South	Kennewick	15	15				X					

Edison Terrace West	Kennewick	45	44				X					
Kennewick Garden Court	Kennewick	27	26				X					
Kennewick Micro Homes	Kennewick	16	16									X
Kennewick Perry Suites	Kennewick	15	14		X							
La Posada West	Pasco	31	31							X		
Scattered Site Public Housing	Pasco	280	280						X			
Luther Senior Center East	Richland	8	2		X		X					
Luther Senior Center I	Richland	75	74				X				X	
Mitchell Manor	Kennewick	6	6									X
Sunny Slope Homes	Kennewick	190	190						X			
Tri-Cities Terrace I Housing Project	Richland	60	59			X		X				
Tri-Cities Terrace II	Richland	40	39			X		X				
Tri-Cities Terrace South	Richland	15	14		X							
Tri-Cities Vista Low-Cost Housing	Pasco	52	48				X					
<b>TOTAL</b>		<b>4,004</b>	<b>3,951</b>									

## Stakeholder Survey Summary Multiple Choice Results

## Q2 What type of organization do you work for? (Check all that apply)

Answered: 12 Skipped: 0

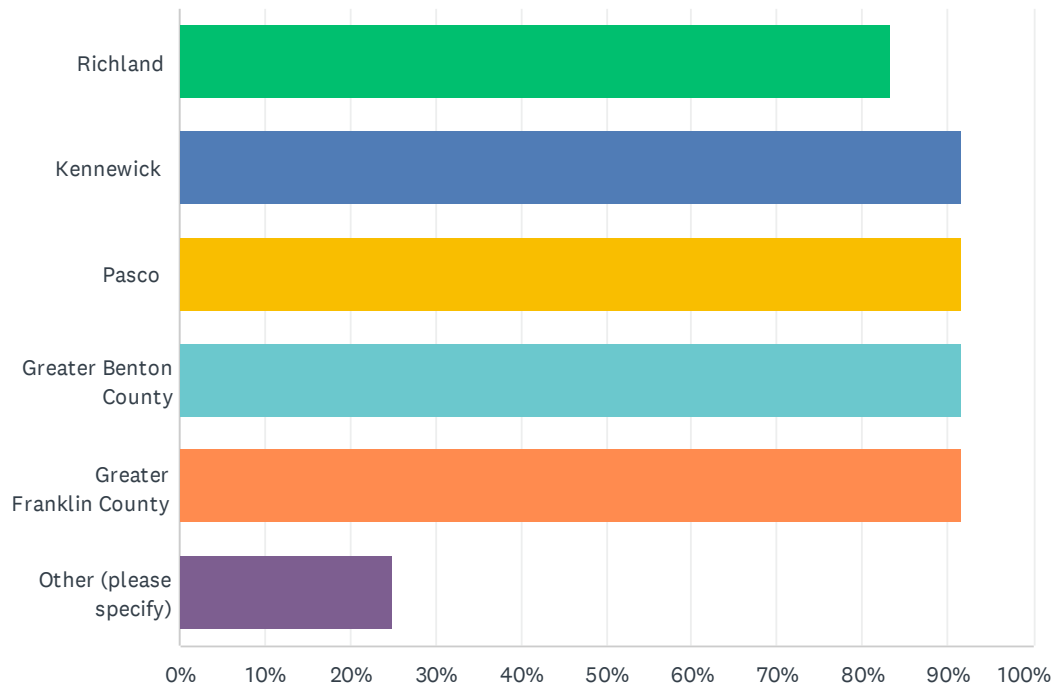


## Tri-Cities HOME Consortium Stakeholder Survey

ANSWER CHOICES	RESPONSES	
Supportive service provider	33.33%	4
Other (please specify)	33.33%	4
Homeless housing provider	25.00%	3
Domestic violence, dating violence, sexual assault, stalking, or human trafficking service provider	25.00%	3
Community action agency	25.00%	3
Public housing authority (PHA)	16.67%	2
Homeless service provider	16.67%	2
Public or private organization addressing civil rights, fair housing, and/or the needs of persons with disabilities	16.67%	2
Continuum of Care (CoC) Lead Agency	8.33%	1
Local government	8.33%	1
Affordable housing developer	8.33%	1
Public agency addressing the needs of the qualifying populations	8.33%	1
Veterans advocacy organization or service provider	0.00%	0
Total Respondents: 12		

### Q3 Which area(s) does your organization serve? (Check all that apply)

Answered: 12 Skipped: 0

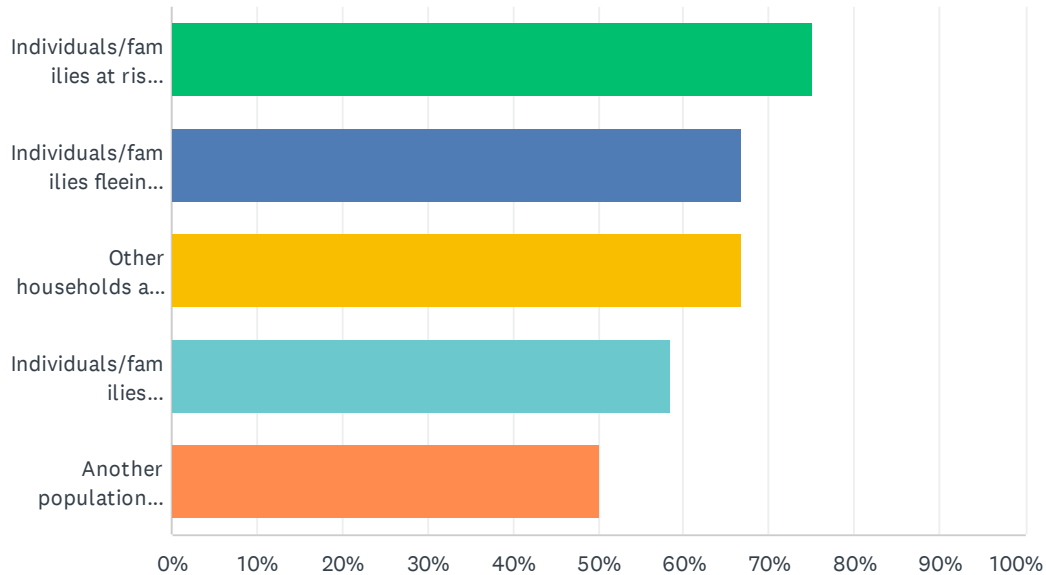


ANSWER CHOICES	RESPONSES	
Richland	83.33%	10
Kennewick	91.67%	11
Pasco	91.67%	11
Greater Benton County	91.67%	11
Greater Franklin County	91.67%	11
Other (please specify)	25.00%	3
Total Respondents: 12		



## Q4 What HOME-ARP qualifying population(s) does your organization primarily serve? (Check all that apply)

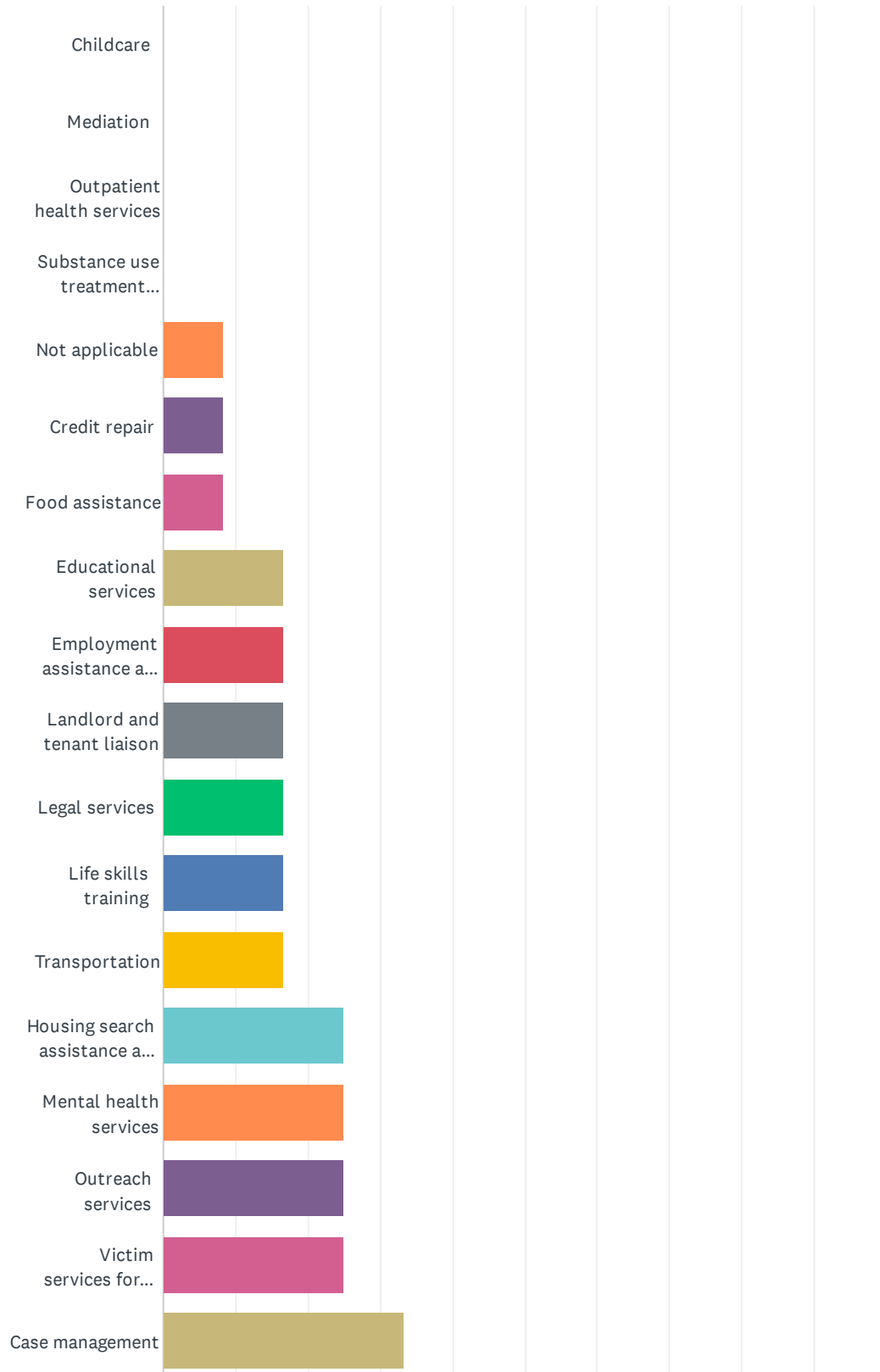
Answered: 12 Skipped: 0



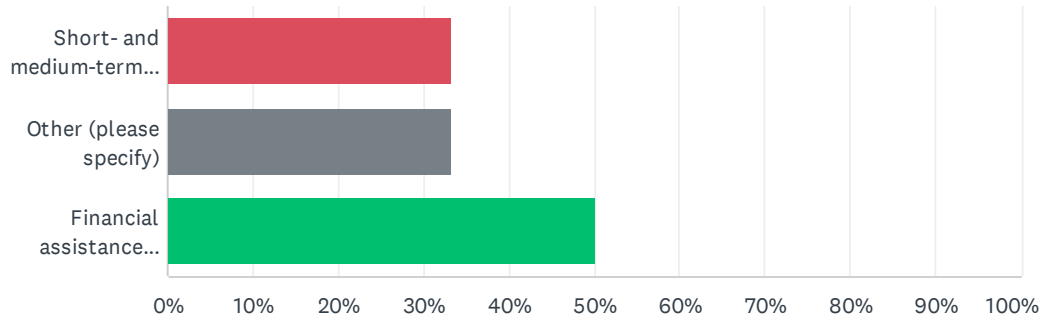
ANSWER CHOICES	RESPONSES	
Individuals/families at risk of homelessness	75.00%	9
Individuals/families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	66.67%	8
Other households at risk of housing instability (as defined by HUD)	66.67%	8
Individuals/families experiencing homeless	58.33%	7
Another population (please specify)	50.00%	6
Total Respondents: 12		

## Q5 What services does your organization provide?\*Note: Check all that apply.\*

Answered: 12 Skipped: 0

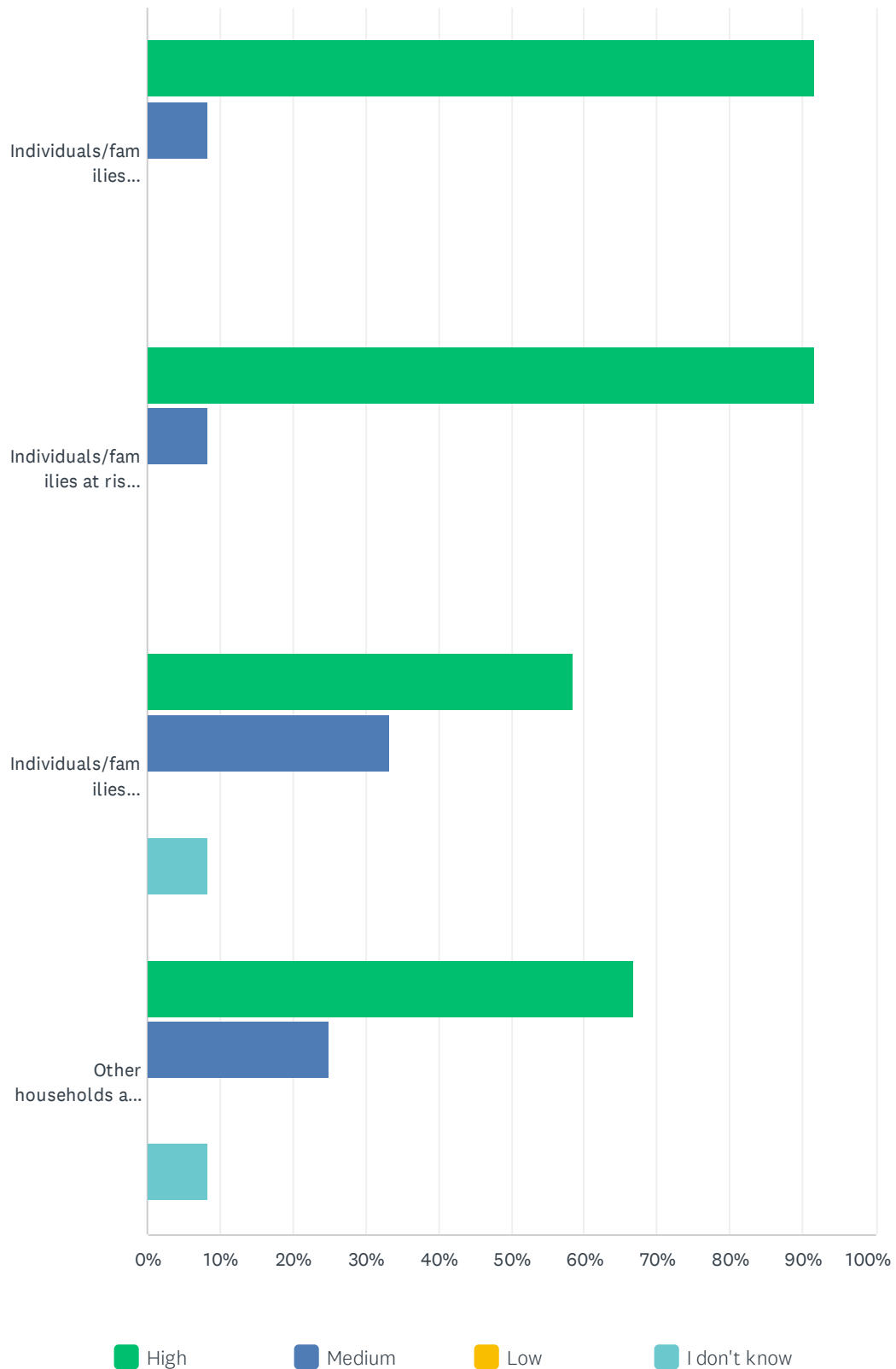


## Tri-Cities HOME Consortium Stakeholder Survey



ANSWER CHOICES	RESPONSES	
Childcare	0.00%	0
Mediation	0.00%	0
Outpatient health services	0.00%	0
Substance use treatment services	0.00%	0
Not applicable	8.33%	1
Credit repair	8.33%	1
Food assistance	8.33%	1
Educational services	16.67%	2
Employment assistance and job training	16.67%	2
Landlord and tenant liaison	16.67%	2
Legal services	16.67%	2
Life skills training	16.67%	2
Transportation	16.67%	2
Housing search assistance and counseling	25.00%	3
Mental health services	25.00%	3
Outreach services	25.00%	3
Victim services for persons fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	25.00%	3
Case management	33.33%	4
Short- and medium-term rental assistance	33.33%	4
Other (please specify)	33.33%	4
Financial assistance costs including first month's rent, deposit, utilities, arrears, moving costs, and application fees	50.00%	6
Total Respondents: 12		

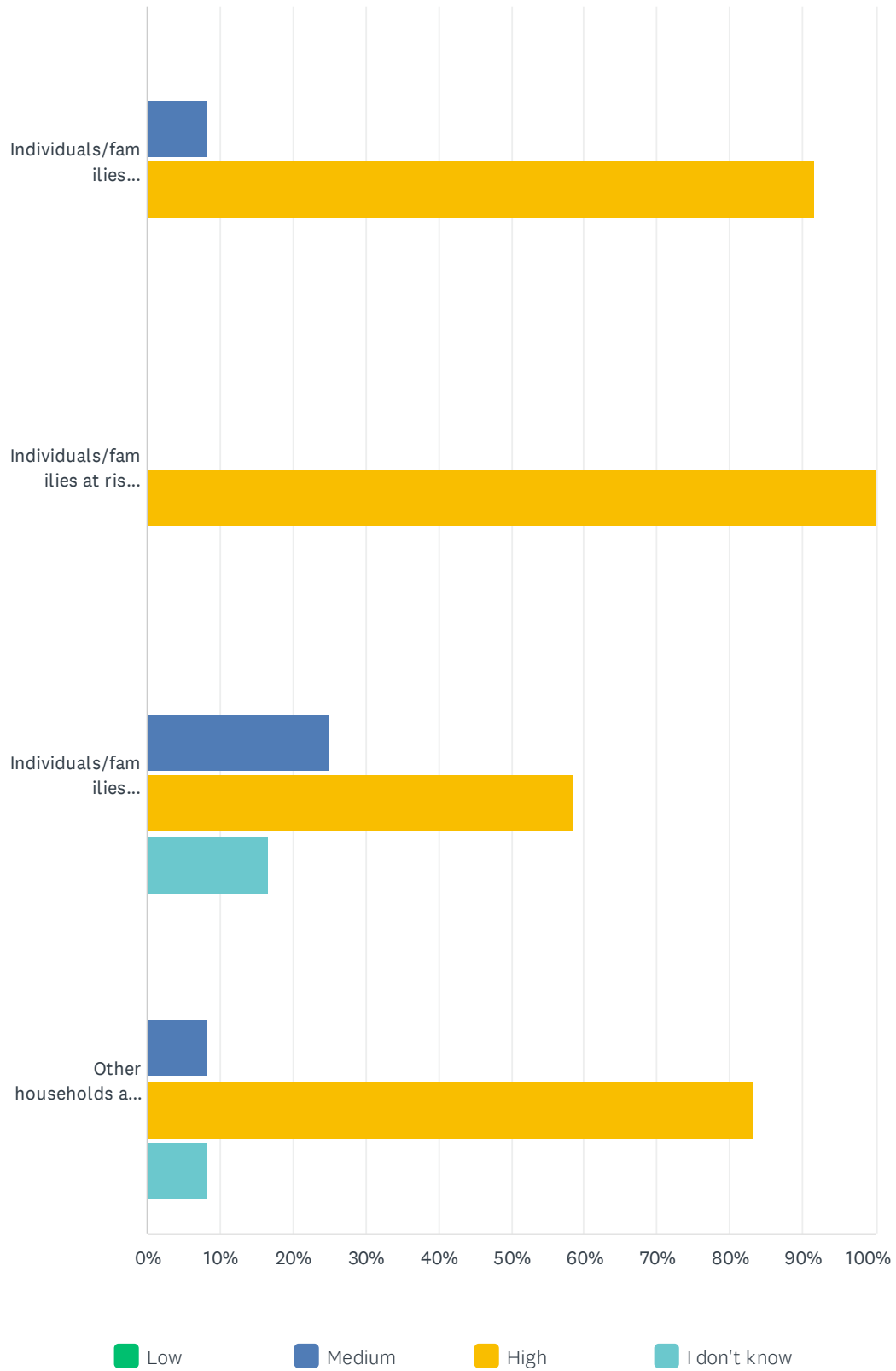
## Tri-Cities HOME Consortium Stakeholder Survey





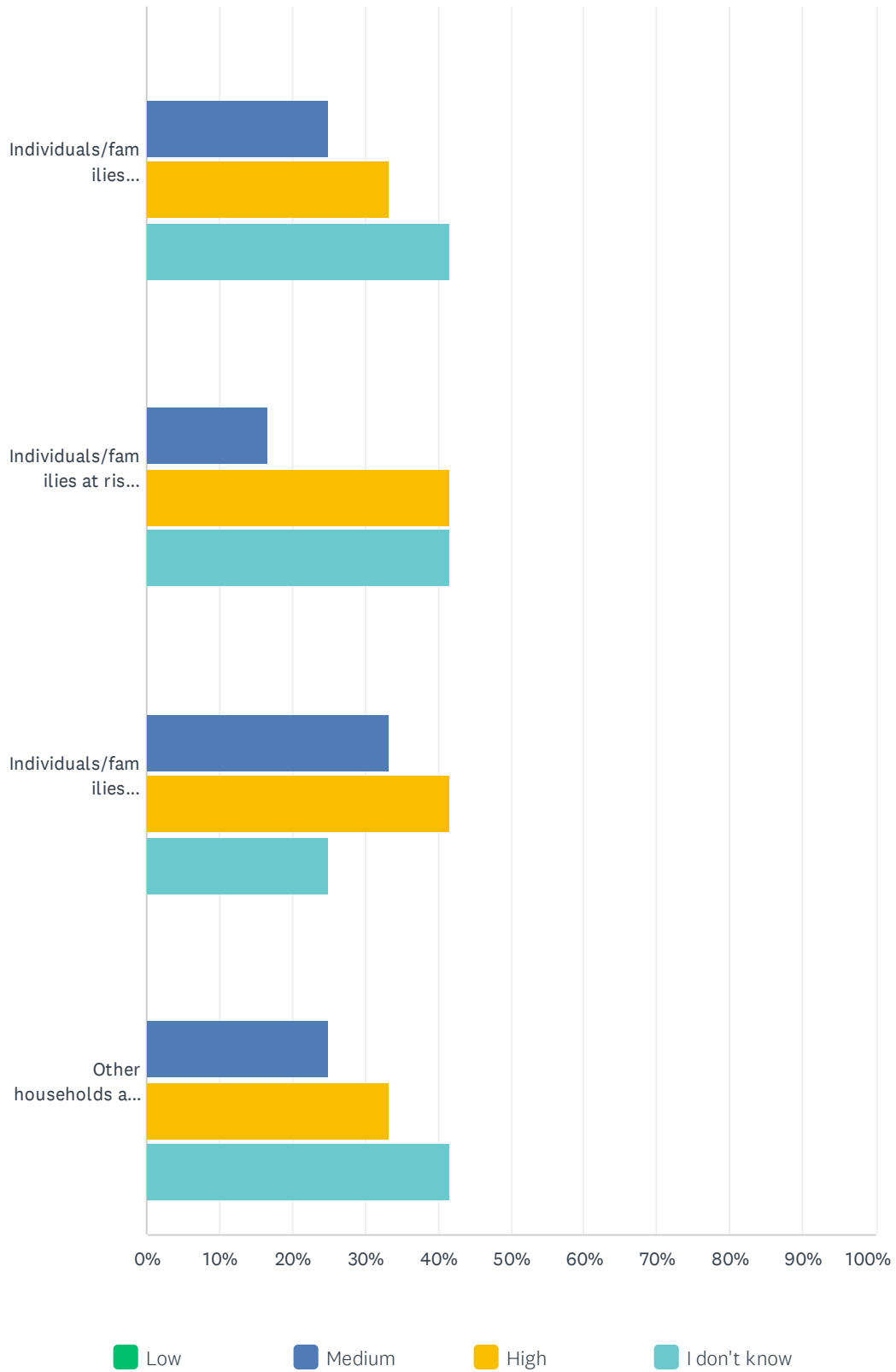
# Tri-Cities HOME Consortium Stakeholder Survey

## Affordable rental housing



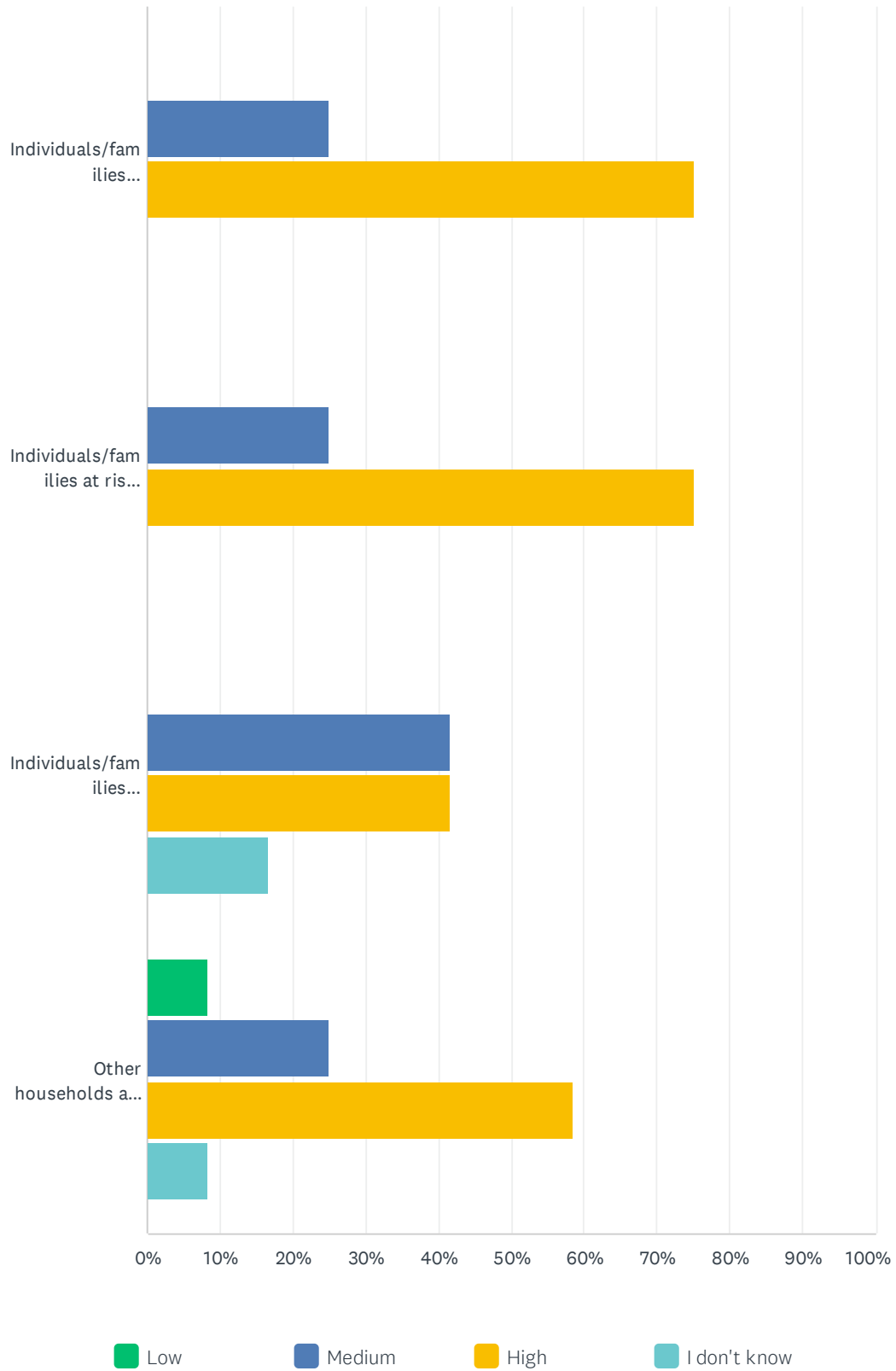
# Tri-Cities HOME Consortium Stakeholder Survey

## Non-congregate shelter



## Tri-Cities HOME Consortium Stakeholder Survey

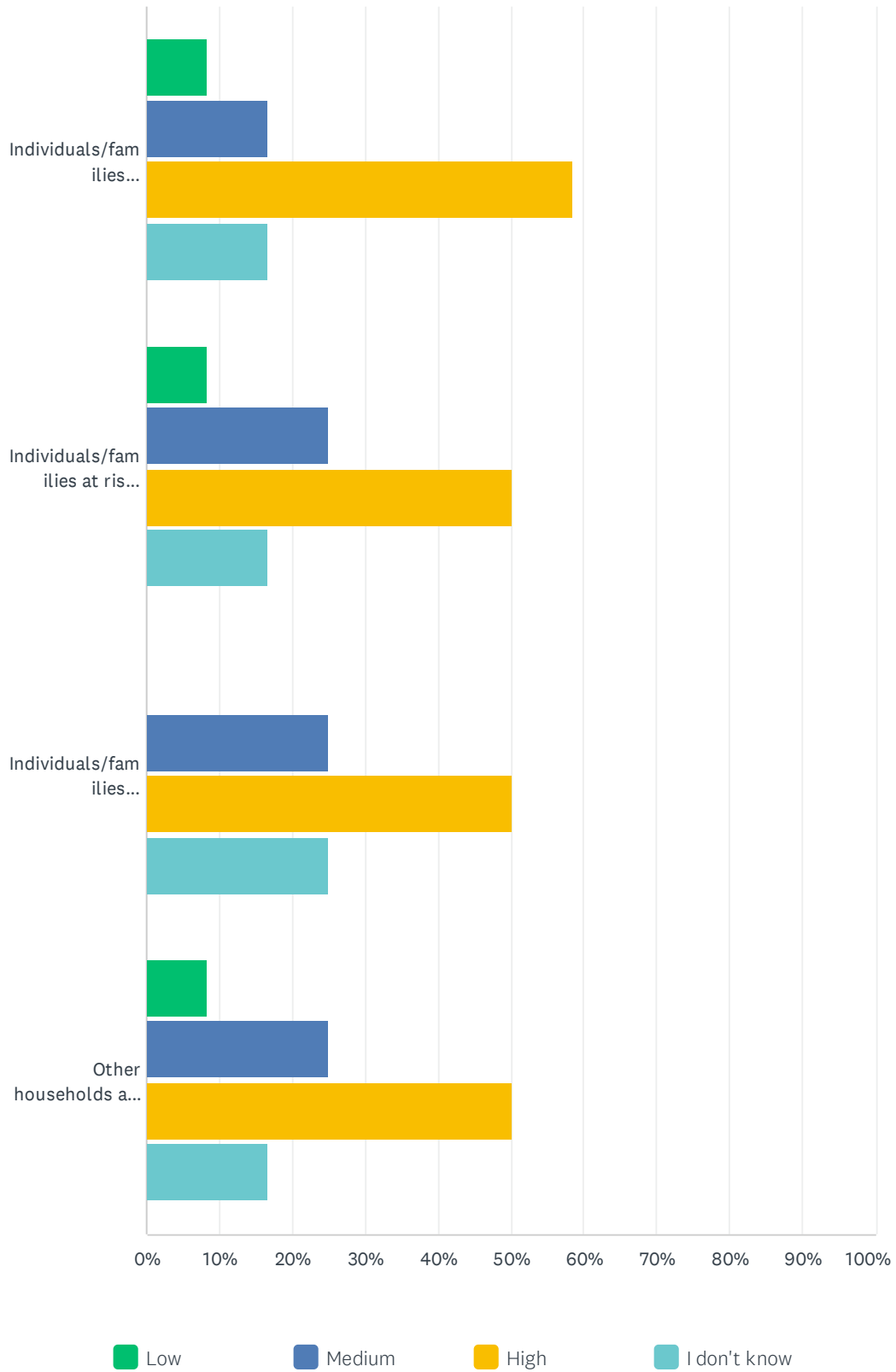
### Supportive services





# Tri-Cities HOME Consortium Stakeholder Survey

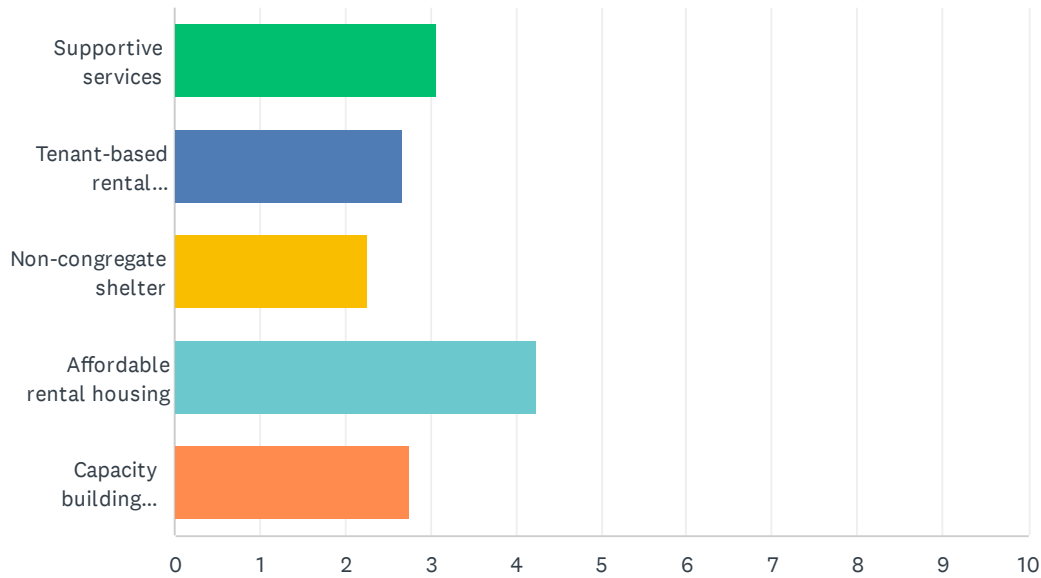
## Tenant-based rental assistance



	0.00%	8.33%	83.33%	8.33%	12
	0	1	10	1	
Non-congregate shelter					
	<b>LOW</b>	<b>MEDIUM</b>	<b>HIGH</b>	<b>I DON'T KNOW</b>	<b>TOTAL</b>
Individuals/families experiencing homelessness	0.00%	25.00%	33.33%	41.67%	12
	0	3	4	5	
Individuals/families at risk of homelessness	0.00%	16.67%	41.67%	41.67%	12
	0	2	5	5	
Individuals/families fleeing/attempting to flee domestic violence, dating violence, stalking, sexual assault, or human trafficking	0.00%	33.33%	41.67%	25.00%	12
	0	4	5	3	
Other households at risk of housing instability (as defined by HUD)	0.00%	25.00%	33.33%	41.67%	12
	0	3	4	5	
Supportive services					
	<b>LOW</b>	<b>MEDIUM</b>	<b>HIGH</b>	<b>I DON'T KNOW</b>	<b>TOTAL</b>
Individuals/families experiencing homelessness	0.00%	25.00%	75.00%	0.00%	12
	0	3	9	0	
Individuals/families at risk of homelessness	0.00%	25.00%	75.00%	0.00%	12
	0	3	9	0	
Individuals/families fleeing/attempting to flee domestic violence, dating violence, stalking, sexual assault, or human trafficking	0.00%	41.67%	41.67%	16.67%	12
	0	5	5	2	
Other households at risk of housing instability (as defined by HUD)	8.33%	25.00%	58.33%	8.33%	12
	1	3	7	1	
Tenant-based rental assistance					
	<b>LOW</b>	<b>MEDIUM</b>	<b>HIGH</b>	<b>I DON'T KNOW</b>	<b>TOTAL</b>
Individuals/families experiencing homelessness	8.33%	16.67%	58.33%	16.67%	12
	1	2	7	2	
Individuals/families at risk of homelessness	8.33%	25.00%	50.00%	16.67%	12
	1	3	6	2	
Individuals/families fleeing/attempting to flee domestic violence, dating violence, stalking, sexual assault, or human trafficking	0.00%	25.00%	50.00%	25.00%	12
	0	3	6	3	
Other households at risk of housing instability (as defined by HUD)	8.33%	25.00%	50.00%	16.67%	12
	1	3	6	2	

## Q8 How would you prioritize the use of HOME-ARP funds among the following eligible activities? Please rank the following with a 1 as the highest priority.

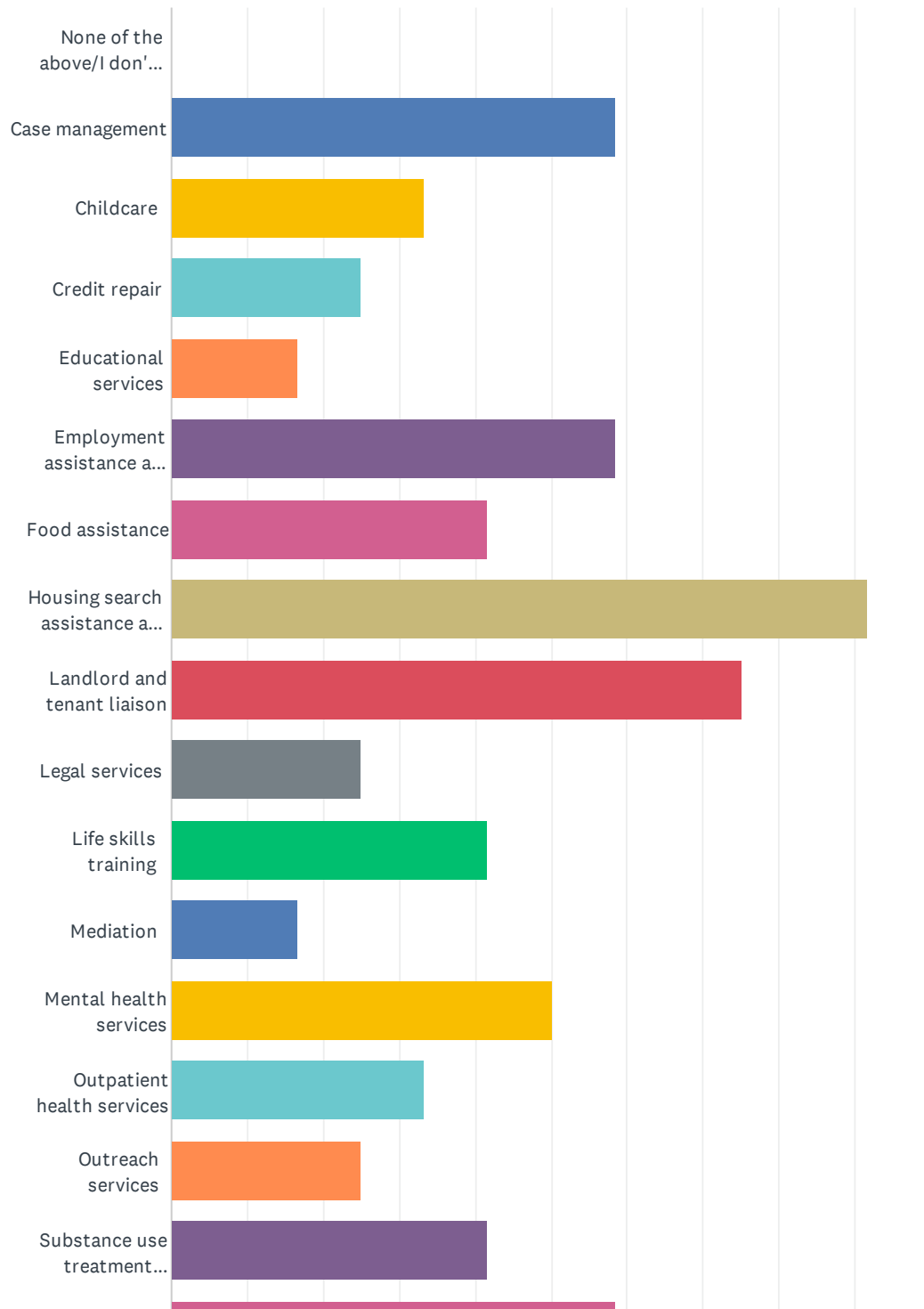
Answered: 12 Skipped: 0



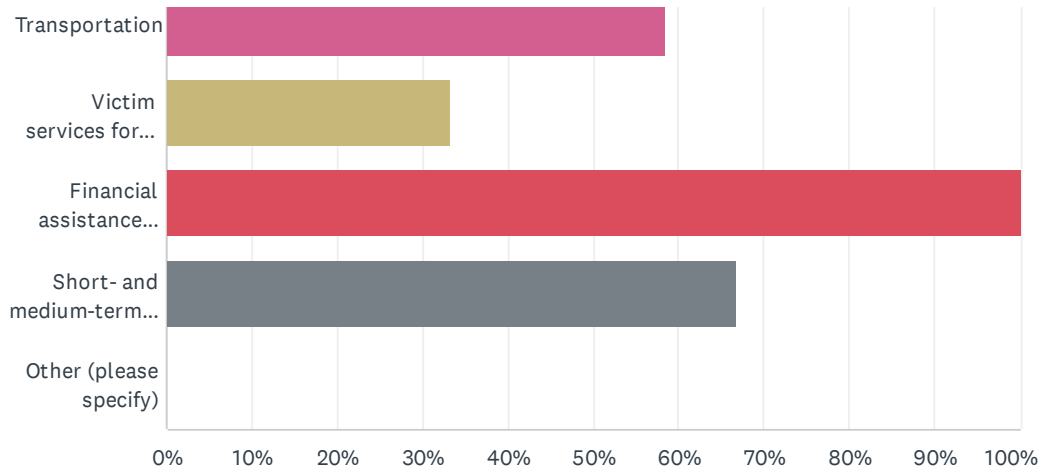
	1	2	3	4	5	TOTAL	SCORE
Supportive services	16.67% 2	25.00% 3	25.00% 3	16.67% 2	16.67% 2	12	3.08
Tenant-based rental assistance	8.33% 1	16.67% 2	33.33% 4	16.67% 2	25.00% 3	12	2.67
Non-congregate shelter	0.00% 0	8.33% 1	25.00% 3	50.00% 6	16.67% 2	12	2.25
Affordable rental housing	50.00% 6	41.67% 5	0.00% 0	0.00% 0	8.33% 1	12	4.25
Capacity building supports for shelter, services, and/or housing providers	25.00% 3	8.33% 1	16.67% 2	16.67% 2	33.33% 4	12	2.75

Q9 For individuals/families experiencing homelessness, which of the following HOME-ARP supportive services are needed the most?\*Note: Check all that apply. Selections will be ranked in next question. If you do not know which services this population needs, please select "None of the above/I don't know."\*

Answered: 12 Skipped: 0



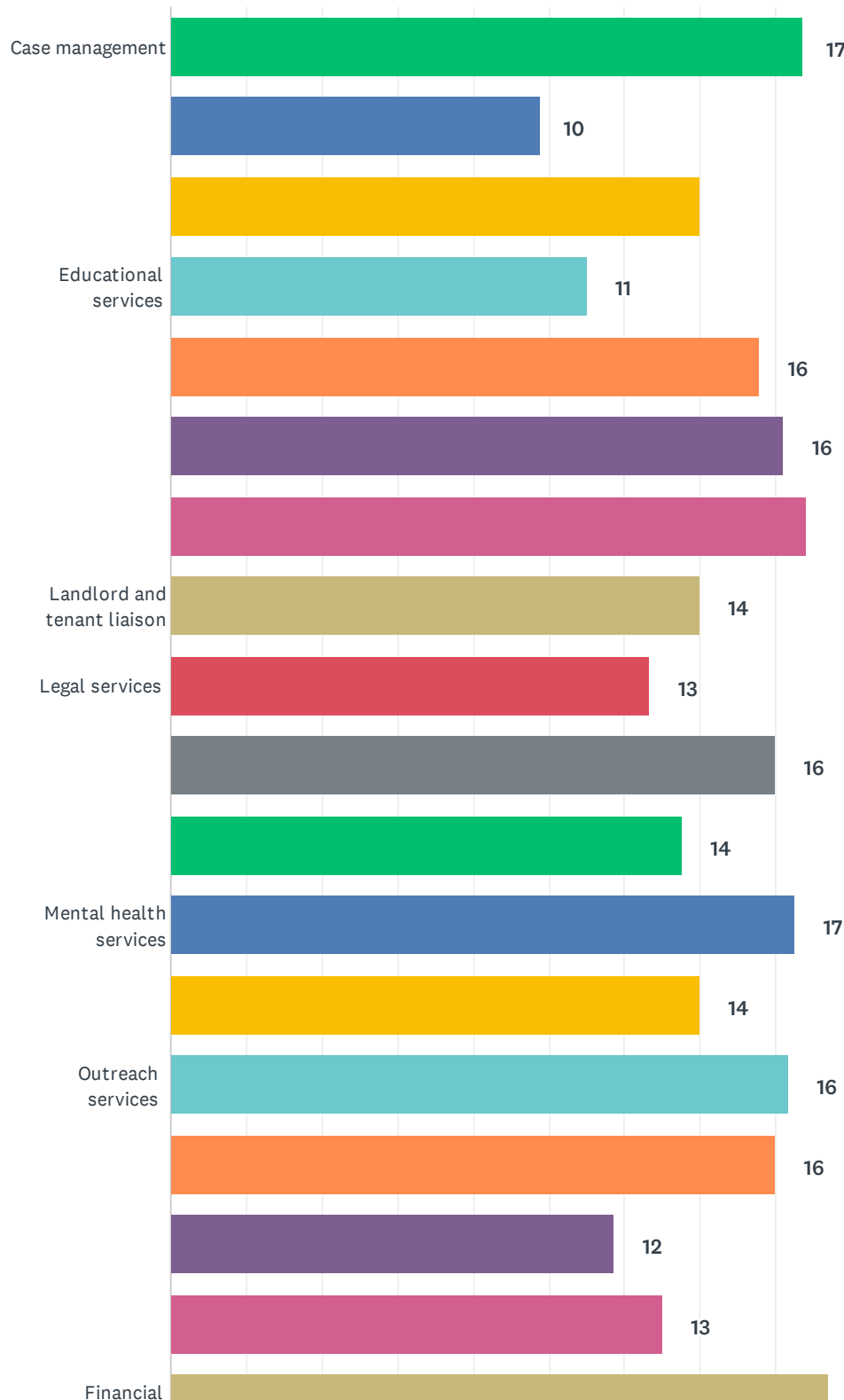
## Tri-Cities HOME Consortium Stakeholder Survey

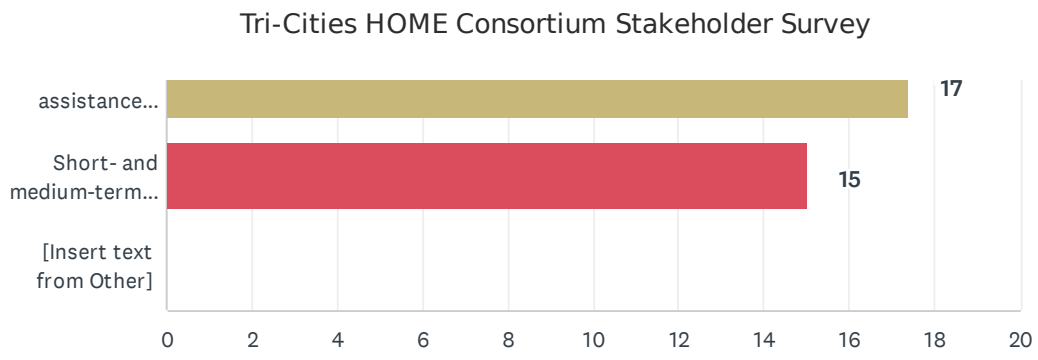


ANSWER CHOICES	RESPONSES	
None of the above/I don't know	0.00%	0
Case management	58.33%	7
Childcare	33.33%	4
Credit repair	25.00%	3
Educational services	16.67%	2
Employment assistance and job training	58.33%	7
Food assistance	41.67%	5
Housing search assistance and counseling	91.67%	11
Landlord and tenant liaison	75.00%	9
Legal services	25.00%	3
Life skills training	41.67%	5
Mediation	16.67%	2
Mental health services	50.00%	6
Outpatient health services	33.33%	4
Outreach services	25.00%	3
Substance use treatment services	41.67%	5
Transportation	58.33%	7
Victim services for persons fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	33.33%	4
Financial assistance costs including first month's rent, deposit, utilities, arrears, moving costs, and application fees	100.00%	12
Short- and medium-term rental assistance	66.67%	8
Other (please specify)	0.00%	0
Total Respondents: 12		

## Q10 Based on the supportive services selected, how would you rank the need for these services for individuals/families experiencing homelessness?

Answered: 12 Skipped: 0





# Tri-Cities HOME Consortium Stakeholder Survey

	1	2	3	4	5	6	7	8	9	10	11
Case management	28.57% 2	28.57% 2	14.29% 1	0.00% 0	14.29% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00
Childcare	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00
Credit repair	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	33.33% 1	33.33% 1	0.00% 0	0.00% 0	0.00
Educational services	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00
Employment assistance and job training	14.29% 1	0.00% 0	14.29% 1	0.00% 0	14.29% 1	28.57% 2	14.29% 1	0.00% 0	0.00% 0	14.29% 1	0.00
Food assistance	0.00% 0	0.00% 0	40.00% 2	20.00% 1	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00
Housing search assistance and counseling	0.00% 0	36.36% 4	18.18% 2	18.18% 2	0.00% 0	0.00% 0	9.09% 1	9.09% 1	9.09% 1	0.00% 0	0.00
Landlord and tenant liaison	0.00% 0	11.11% 1	0.00% 0	22.22% 2	11.11% 1	11.11% 1	11.11% 1	11.11% 1	0.00% 0	11.11% 1	0.00
Legal services	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	33.33
Life skills training	20.00% 1	0.00% 0	0.00% 0	40.00% 2	0.00% 0	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00
Mediation	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00
Mental health services	16.67% 1	0.00% 0	50.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	16.67% 1	16.67% 1	0.00% 0	0.00
Outpatient health services	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	25.00
Outreach services	0.00% 0	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00
Substance use treatment services	0.00% 0	40.00% 2	0.00% 0	0.00% 0	20.00% 1	20.00% 1	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00
Transportation	0.00% 0	0.00% 0	0.00% 0	14.29% 1	0.00% 0	0.00% 0	14.29% 1	14.29% 1	0.00% 0	0.00% 0	42.86
Victim services for persons fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00
Financial assistance costs including first month's rent, deposit, utilities, arrears, moving	41.67% 5	16.67% 2	8.33% 1	0.00% 0	8.33% 1	0.00% 0	16.67% 2	0.00% 0	0.00% 0	0.00% 0	0.00

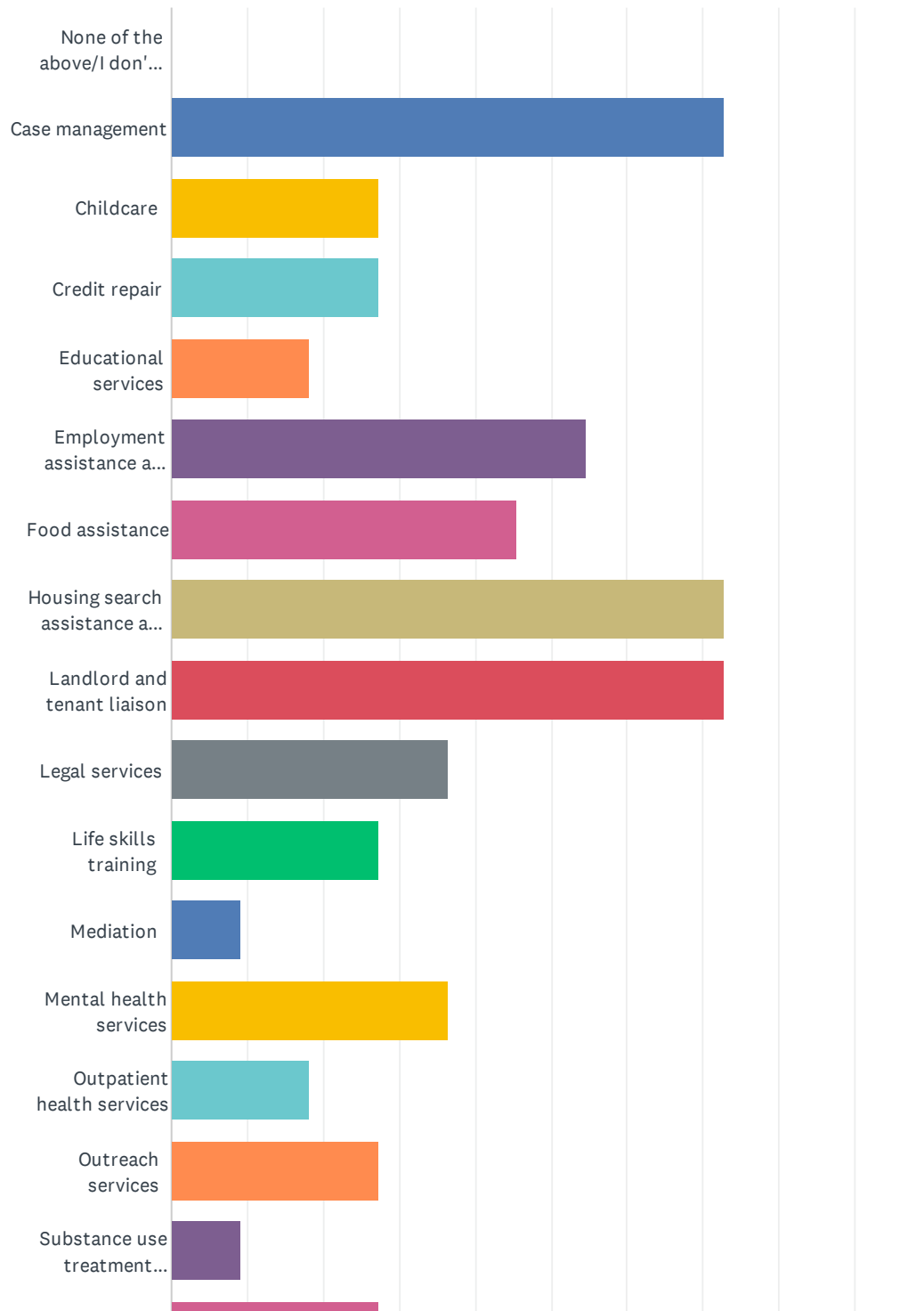


# Tri-Cities HOME Consortium Stakeholder Survey

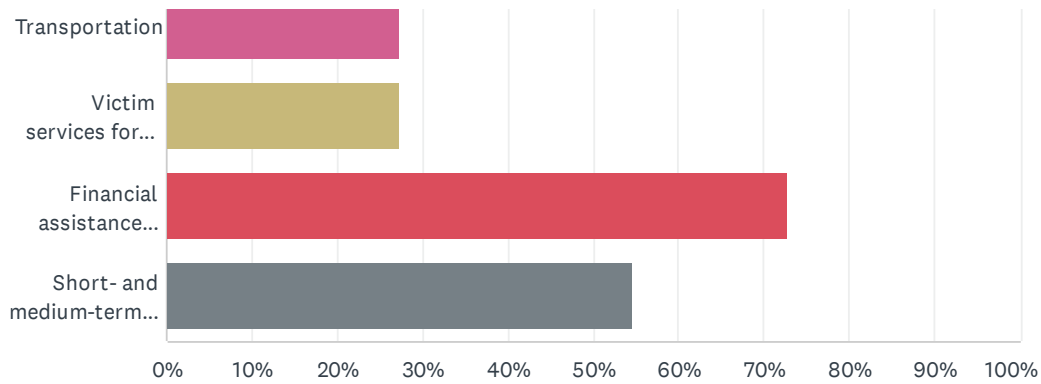
costs, and application fees											
Short- and medium-term rental assistance	25.00% 2	12.50% 1	0.00% 0	0.00% 0	12.50% 1	12.50% 1	0.00% 0	12.50% 1	0.00% 0	0.00% 0	0.00
[Insert text from Other]	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00

Q11 For individuals/families at risk of homelessness, which of the following HOME-ARP supportive services are needed the most?\*Note: Check all that apply. Selections will be ranked in next question. If you do not know which services this population needs, please select "None of the above/I don't know."\*

Answered: 11 Skipped: 1



## Tri-Cities HOME Consortium Stakeholder Survey

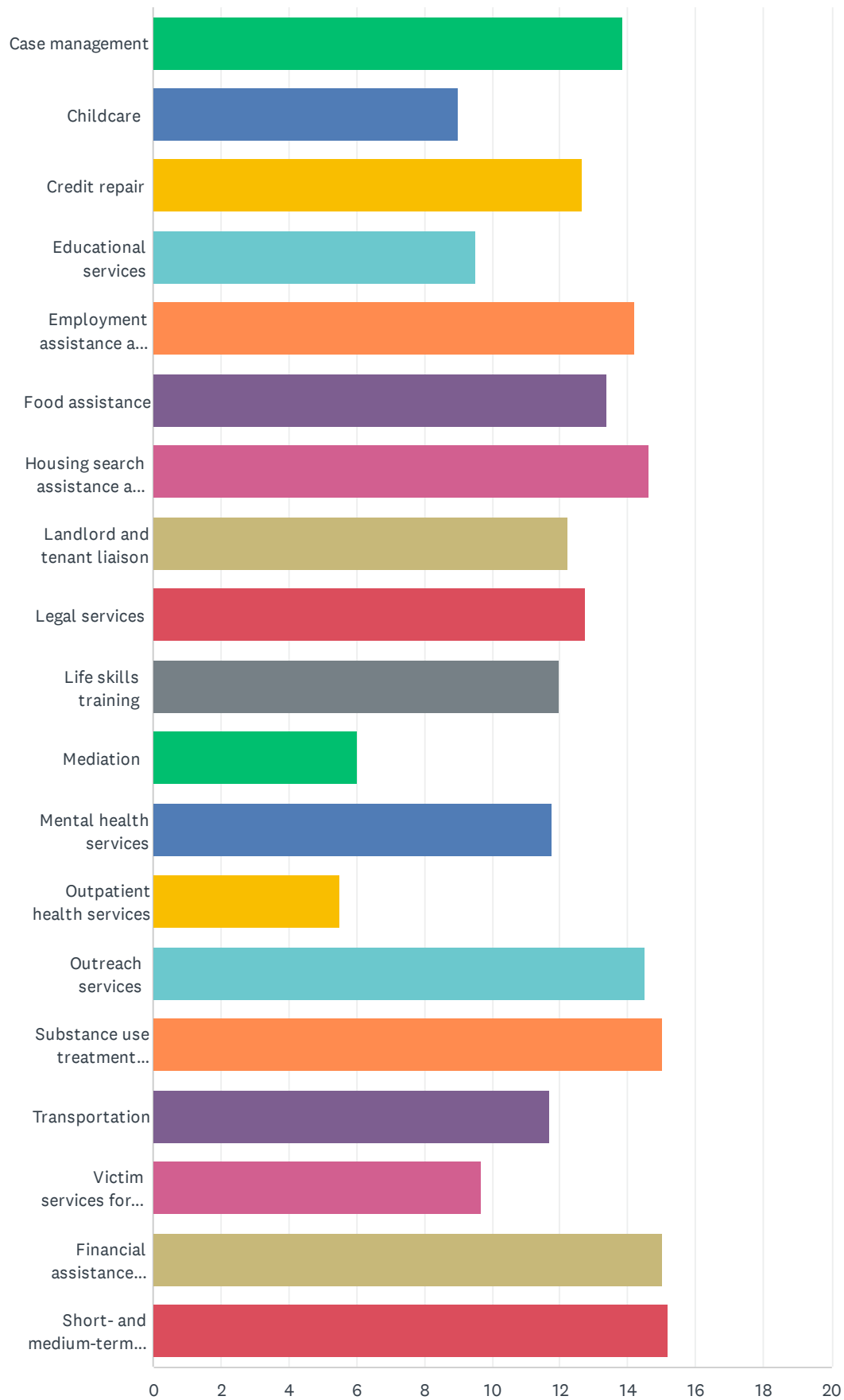


ANSWER CHOICES	RESPONSES	
None of the above/I don't know	0.00%	0
Case management	72.73%	8
Childcare	27.27%	3
Credit repair	27.27%	3
Educational services	18.18%	2
Employment assistance and job training	54.55%	6
Food assistance	45.45%	5
Housing search assistance and counseling	72.73%	8
Landlord and tenant liaison	72.73%	8
Legal services	36.36%	4
Life skills training	27.27%	3
Mediation	9.09%	1
Mental health services	36.36%	4
Outpatient health services	18.18%	2
Outreach services	27.27%	3
Substance use treatment services	9.09%	1
Transportation	27.27%	3
Victim services for persons fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	27.27%	3
Financial assistance costs including first month's rent, deposit, utilities, arrears, moving costs, and application fees	72.73%	8
Short- and medium-term rental assistance	54.55%	6
Total Respondents: 11		

**Q12 Based on the supportive services selected, how would you rank the need for these services for individuals/families at risk of homelessness?**

Answered: 11   Skipped: 1

## Tri-Cities HOME Consortium Stakeholder Survey



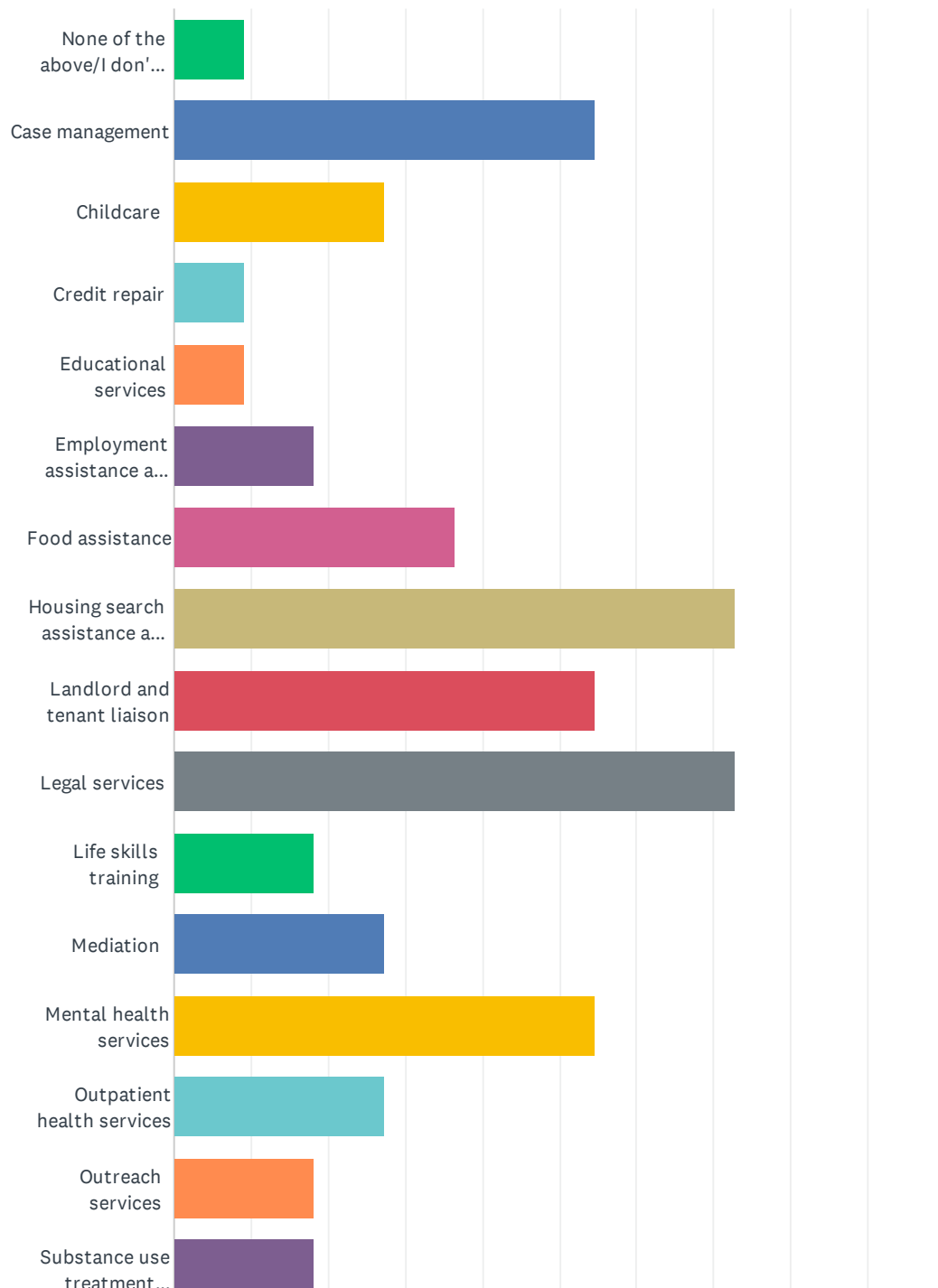
# Tri-Cities HOME Consortium Stakeholder Survey

	1	2	3	4	5	6	7	8	9	10	11
Case management	12.50% 1	37.50% 3	25.00% 2	12.50% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Childcare	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.0
Credit repair	0.00% 0	0.00% 0	0.00% 0	66.67% 2	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.0
Educational services	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Employment assistance and job training	0.00% 0	40.00% 2	20.00% 1	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.0
Food assistance	0.00% 0	20.00% 1	20.00% 1	0.00% 0	0.00% 0	60.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Housing search assistance and counseling	12.50% 1	12.50% 1	25.00% 2	25.00% 2	25.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Landlord and tenant liaison	0.00% 0	12.50% 1	12.50% 1	25.00% 2	12.50% 1	12.50% 1	12.50% 1	0.00% 0	0.00% 0	0.00% 0	0.0
Legal services	25.00% 1	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.0
Life skills training	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.33% 1	0.0
Mediation	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Mental health services	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	75.00% 3	0.00% 0	0.00% 0	0.00% 0	0.0
Outpatient health services	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.0
Outreach services	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Substance use treatment services	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Transportation	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.33% 1	33.33% 1	0.00% 0	0.00% 0	0.0
Victim services for persons fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.3
Financial assistance costs including first month's rent, deposit, utilities, arrears, moving	50.00% 4	12.50% 1	12.50% 1	0.00% 0	12.50% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	12.50% 1	0.0

costs, and application fees											
Short- and medium-term rental assistance	33.33% 2	33.33% 2	0.00% 0	0.00% 0	16.67% 1	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0

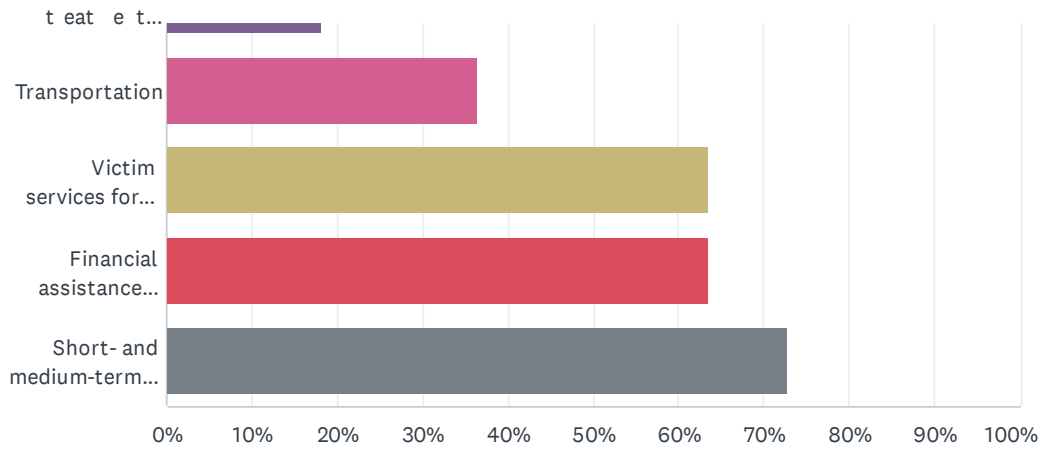
**Q13 For individuals/families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, which of the following HOME-ARP supportive services are needed the most?\***Note: Check all that apply. Selections will be ranked in next question. If you do not know which services this population needs, please select "None of the above/I don't know."\*

Answered: 11   Skipped: 1





## Tri-Cities HOME Consortium Stakeholder Survey

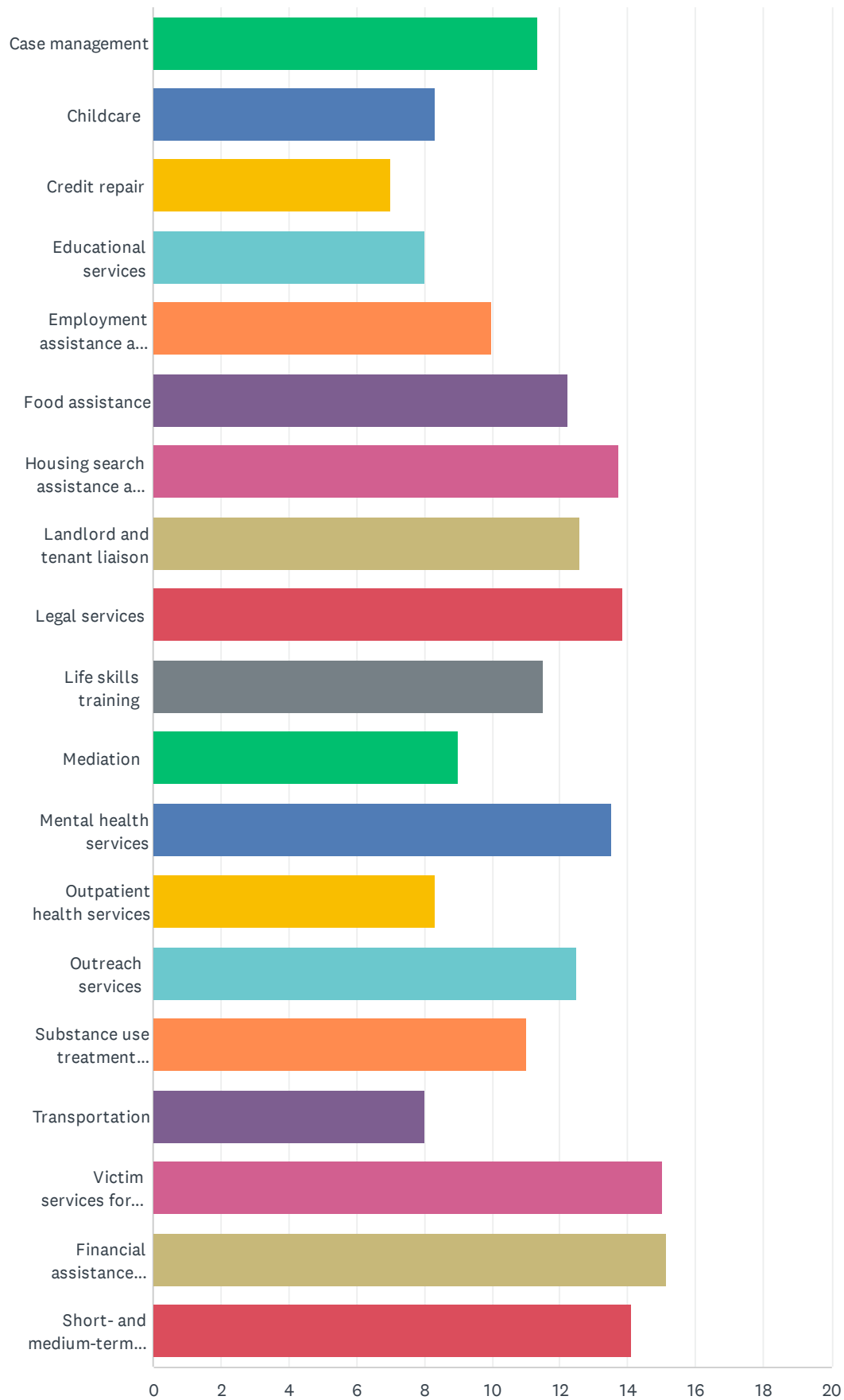


ANSWER CHOICES	RESPONSES	
None of the above/I don't know	9.09%	1
Case management	54.55%	6
Childcare	27.27%	3
Credit repair	9.09%	1
Educational services	9.09%	1
Employment assistance and job training	18.18%	2
Food assistance	36.36%	4
Housing search assistance and counseling	72.73%	8
Landlord and tenant liaison	54.55%	6
Legal services	72.73%	8
Life skills training	18.18%	2
Mediation	27.27%	3
Mental health services	54.55%	6
Outpatient health services	27.27%	3
Outreach services	18.18%	2
Substance use treatment services	18.18%	2
Transportation	36.36%	4
Victim services for persons fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	63.64%	7
Financial assistance costs including first month's rent, deposit, utilities, arrears, moving costs, and application fees	63.64%	7
Short- and medium-term rental assistance	72.73%	8
Total Respondents: 11		

**Q14 Based on the supportive services selected, how would you rank the need for these services for individuals/families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking?**

Answered: 10   Skipped: 2

## Tri-Cities HOME Consortium Stakeholder Survey



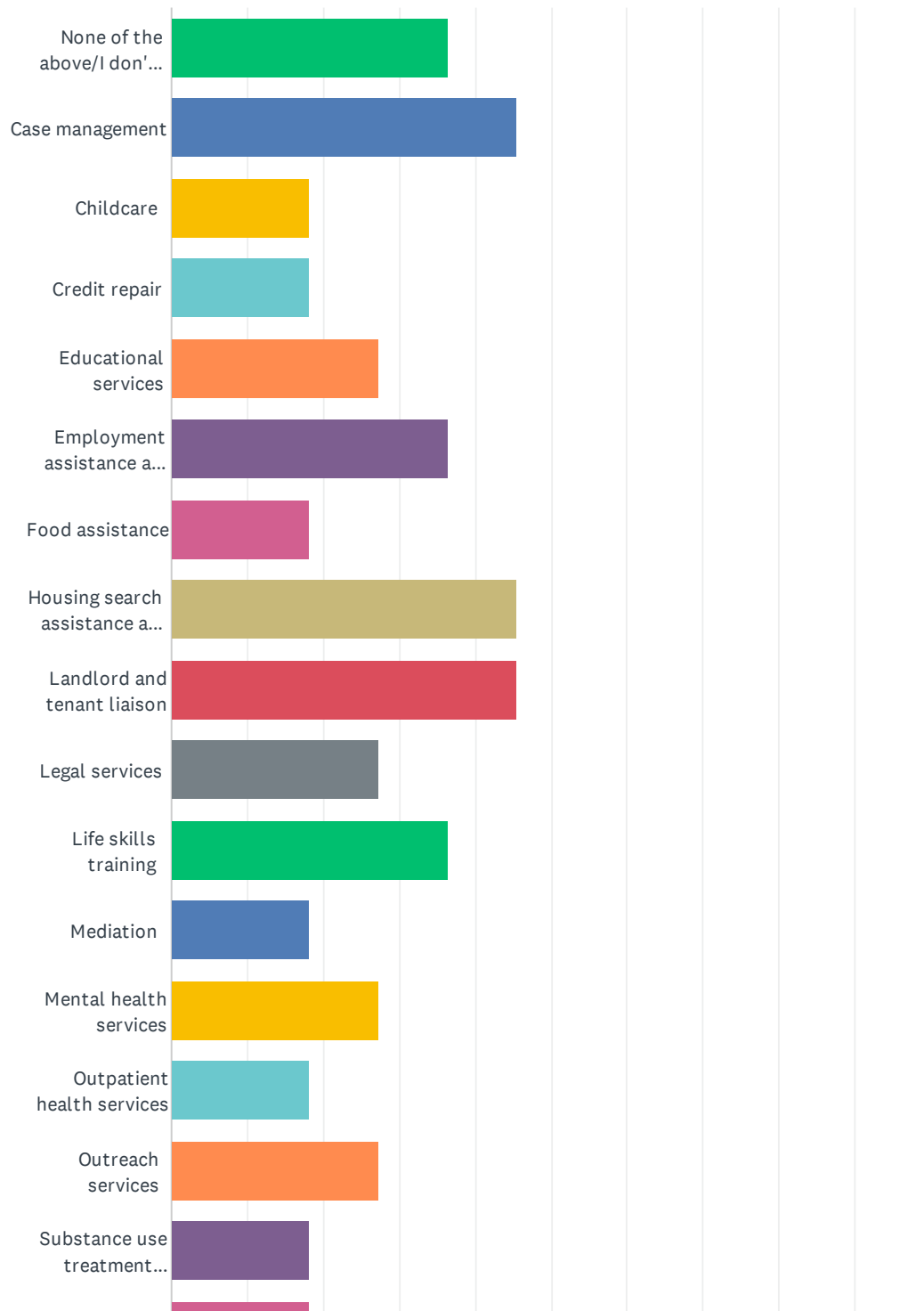
# Tri-Cities HOME Consortium Stakeholder Survey

[illegible]

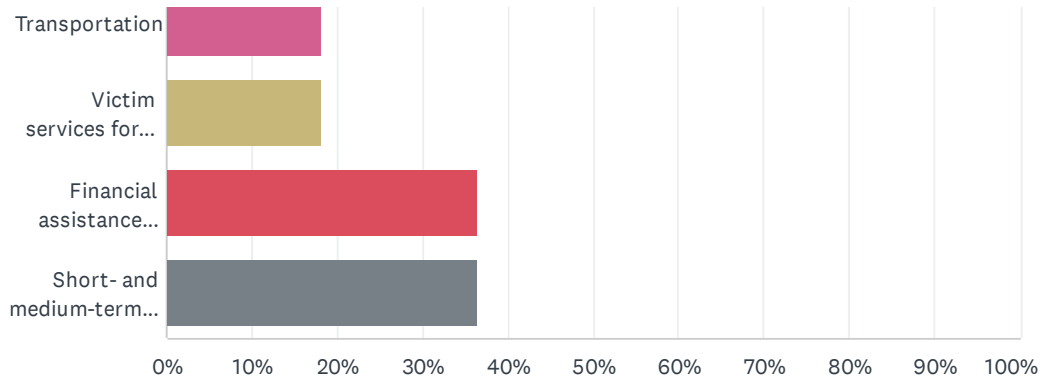
costs, and application fees											
Short- and medium-term rental assistance	12.50% 1	37.50% 3	25.00% 2	0.00% 0	0.00% 0	0.00% 0	12.50% 1	0.00% 0	0.00% 0	0.00% 0	12.

Q15 For other groups (as defined by HUD), which of the following HOME-ARP supportive services are needed the most? \*Note: Check all that apply. Selections will be ranked in next question. If you do not know which services this population needs, please select "None of the above/I don't know."\*

Answered: 11 Skipped: 1



### Tri-Cities HOME Consortium Stakeholder Survey

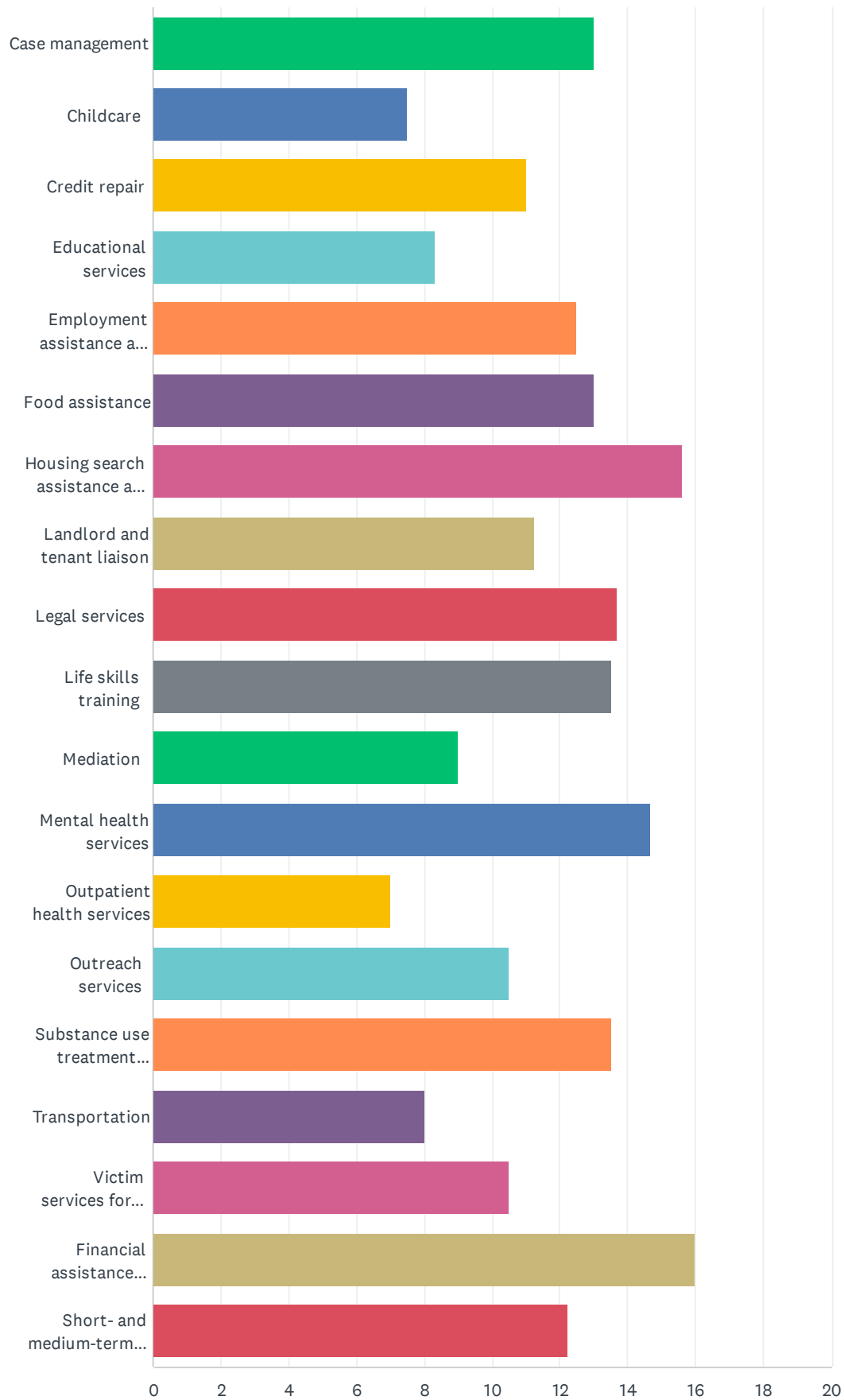


**Q16 Based on the supportive services selected, how would you rank the need for these services for other groups (as defined by HUD)?**

Answered: 7   Skipped: 5



## Tri-Cities HOME Consortium Stakeholder Survey



# Tri-Cities HOME Consortium Stakeholder Survey

	1	2	3	4	5	6	7	8	9	10	11
Case management	0.00% 0	40.00% 2	20.00% 1	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Childcare	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Credit repair	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.0
Educational services	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.0
Employment assistance and job training	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.0
Food assistance	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.0
Housing search assistance and counseling	60.00% 3	0.00% 0	20.00% 1	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Landlord and tenant liaison	0.00% 0	25.00% 1	0.00% 0	25.00% 1	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Legal services	0.00% 0	33.33% 1	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.0
Life skills training	25.00% 1	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.0
Mediation	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Mental health services	0.00% 0	0.00% 0	66.67% 2	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Outpatient health services	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.0
Outreach services	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.0
Substance use treatment services	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.0
Transportation	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.0
Victim services for persons fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.0
Financial assistance costs including first month's rent, deposit, utilities, arrears, moving	75.00% 3	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0

costs, and application fees											
Short- and medium-term rental assistance	0.00% 0	25.00% 1	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.0

## Public Participation Supporting Documentation

Includes:

- Public Comments/Questions Received
- Proof of Publication for Public Notice
- Copy of Public Notice in Spanish
- SF-424, SF-424B, and SF-424D
- HOME-ARP Certifications

## HOME-ARP Public Comments/Questions Received During the Public Comment Period

The Consortium received a total of six comments related to the draft HOME-ARP Allocation Plan which are summarized below. All comments/questions were accepted.

#	Date Comment Was Received	Comment/Question	Whether the PJ accepted the comment/question
1	02/15/2023	I would hope that the Consortium would consider the very low to extremely low-income families in our community as special needs groups who need assistance as well as the groups already noted. The plan states affordable housing development is the #1 priority from the community sessions and the survey, but the plan only allocates 32% of available resources to the #1 community priority.	Comment was accepted
2	02/16/2023	I noticed that Affordable Rental Housing is at the top of the list on the Average Weighted Score of Prioritized ARP Funds on page 15, whereas the distribution of ARP funds on page 74 shows an allocation of 32% of the funds towards Development of Affordable Rental Housing	Comment was accepted
3	02/16/2023	Can any public entity apply as long as they are a 501c3?	Comment was accepted
4	02/16/2023	What if only applicants apply from Pasco?	Comment was accepted
5	02/21/2023	As I read through it there was the same documenting theory and that is definitely the need for <u>Affordable Housing</u> .	Comment was accepted
6	02/22/2023	The amounts for Supportive Services and Affordable Housing should be switched since there is a greater need for affordable housing in the Tri-Cities area.	Comment was accepted



Beaufort Gazette  
Belleville News-Democrat  
Bellingham Herald  
Bradenton Herald  
Centre Daily Times  
Charlotte Observer  
Columbus Ledger-Enquirer  
Fresno Bee

The Herald - Rock Hill  
Herald Sun - Durham  
Idaho Statesman  
Island Packet  
Kansas City Star  
Lexington Herald-Leader  
Merced Sun-Star  
Miami Herald

el Nuevo Herald - Miami  
Modesto Bee  
Raleigh News & Observer  
The Olympian  
Sacramento Bee  
Fort Worth Star-Telegram  
The State - Columbia  
Sun Herald - Biloxi

Sun News - Myrtle Beach  
The News Tribune Tacoma  
The Telegraph - Macon  
San Luis Obispo Tribune  
Tri-City Herald  
Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	383403	Public Hearing	D8593450-4117	\$213.00	3	10.18 in

**Attention:** Jennifer Anderson

CITY OF RICHLAND/LEGALS  
625 SWIFT BLVD. MS-05  
RICHLAND, WA 99352

Copy of ad content  
is on the next page

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Stefani Beard, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 02/17/2023, and ending on 02/17/2023 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

02/17/23

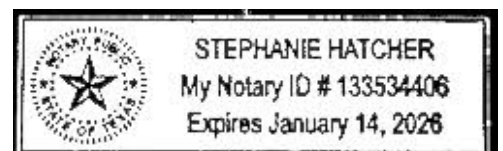
*Stefani Beard*

(Signature of Legals Clerk)

Sworn to and subscribed before me this 17th day  
of February in the year of 2023

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in  
Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!



**PUBLIC NOTICE**  
**NOTICE OF 15-DAY PUBLIC COMMENT PERIOD**  
**AND PUBLIC HEARING ON MARCH 7, 2023**  
**REGARDING SUBMISSION OF THE HOME INVESTMENT PARTNERSHIPS AMERICAN RESCUE**  
**PLAN (HOME-ARP) ALLOCATION PLAN**

NOTICE IS HEREBY GIVEN that the Tri-Cities HOME Consortium will hold a 15-day public review and comment period followed by a public hearing for the proposed HOME-ARP Allocation Plan. This Allocation Plan will be submitted to HUD through a substantial amendment to the Tri-Cities HOME Consortium's 2021 Action Plan.

As a recipient of the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships (HOME) American Rescue Plan, the HOME Consortium has developed a HOME-ARP Allocation Plan.

**HOME-ARP Allocation Plan summary:** The Tri-Cities HOME Consortium received \$2,294,949.00. HOME-ARP funds are intended to serve four groups of beneficiaries called "qualifying populations" that include individuals experiencing homelessness; individuals at risk of homelessness; persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; and other groups at greatest risk of homelessness or housing instability. This Allocation Plan included stakeholder outreach and data analysis to inform the use of HOME-ARP funds. The Tri-Cities HOME Consortium plans to spend the funds as follows: 43 percent of its HOME-ARP Allocation (\$1,035,000) on supportive services, 32 percent (\$762,707) on affordable rental housing, 5 percent (\$119,000) on non-profit operating, 5 percent (\$119,000) on nonprofit capacity building support, and the remaining 15 percent (\$359,242) on planning and administration.

*Final funding is dependent on actual federal allocation received. Proposed activities may increase or decrease according to final funding.*

**15-day public comment period:** The HOME-ARP allocation plan will be available for no less than the required 15-day public review and comment period beginning **February 17, 2023**. Details regarding the proposed projects and copies of the HOME-ARP Allocation Plan will be available for review at <https://www.ci.richland.wa.us/HOME>, [www.pasco-wa.gov](http://www.pasco-wa.gov), [www.go2kennewick.com/731/HOME-Program](http://www.go2kennewick.com/731/HOME-Program); at Richland, Pasco, and Kennewick's City Hall; Richland, Pasco, and Kennewick's Public Library; and the Richland Recreation Center. Comments on the HOME-ARP Allocation Plan can be directed to Toni Lehman, CDBG/HOME Administrator via email [tlehman@ci.richland.wa.us](mailto:tlehman@ci.richland.wa.us); via telephone 509-942-7580 or via postal mail: City of Richland, Development Services, 625 Swift Blvd., MS-18, Richland, WA 99352. Written comments will be accepted until **March 7, 2023**, prior to submittal of the HOME-ARP Allocation Plan

**Public Hearing:** Richland City Council will hold a public hearing regarding the proposed HOME-ARP Allocation Plan on Tuesday, March 07, 2023, at or after 6:00 P.M. If you require an ADA accommodation to participate in this public hearing, please contact the City Clerk's Office at 942-7389 or [jrogers@ci.richland.wa.us](mailto:jrogers@ci.richland.wa.us)



**AVISO PÚBLICO  
AVISO DE PERÍODO DE  
COMENTARIOS  
PÚBLICOS DE 15 DÍAS**



**Y AUDIENCIA PÚBLICA EL 7 DE MARZO DE 2023  
SOBRE LA PRESENTACIÓN DEL PLAN DE ASIGNACIÓN DE HOME  
INVESTMENT PARTNERSHIPS AMERICAN RESCUE PLAN (HOME-ARP)**

POR LA PRESENTE SE NOTIFICA que el Consorcio HOME de Tri-Cities llevará a cabo un periodo de comentarios y revisión pública de 15 días seguido de una audiencia pública para el Plan de Asignación HOME-ARP propuesto. Este Plan de Asignación se presentará a HUD a través de una enmienda sustancial al Plan de Acción 2021 del Consorcio HOME de Tri-Cities.

Como beneficiario del Plan de Rescate Estadounidense de las Asociaciones de Inversión HOME (HOME) del Departamento de Vivienda y Desarrollo Urbano de los EE.UU. (HUD), el Consorcio HOME ha desarrollado un Plan de Asignación HOME-ARP.

**Resumen del Plan de Asignación de HOME-ARP:** El Consorcio HOME de Tri-Cities recibió \$2,294,949.00. Los fondos de HOME-ARP están destinados a servir a cuatro grupos de beneficiarios llamados "poblaciones calificadas" que incluyen personas sin hogar; personas en riesgo de quedarse sin hogar; personas que huyen o intentan huir de la violencia doméstica, la violencia en el noviazgo, la agresión sexual, el acoso o la trata de personas; y otros grupos con mayor riesgo de quedarse sin hogar o inestabilidad de vivienda. Este Plan de Asignación incluyó el alcance de las partes interesadas y el análisis de datos para informar el uso de los fondos de HOME-ARP. El Consorcio HOME de Tri-Cities planea gastar los fondos de la siguiente manera:

Actividad Elegible	\$ Fondos	% Asignación	Límite Legal
Servicios de Apoyo	\$1,035,000	43%	
Refugio No Congregado	\$0	0%	
TBRA	\$0	0%	
Vivienda de Alquiler Asequible	\$762,707	32%	
Operativo Sin Fines de Lucro	\$119,000	5%	5%
Desarrollo de Capacidades Sin Fines de Lucro	\$119,000	5%	5%
PJ Administración y Planificación	\$359,242	15%	15%
<b>Total</b>	<b>\$2,394,949</b>	<b>100%</b>	

*El financiamiento final depende de la asignación federal real recibida. Las actividades propuestas pueden aumentar o disminuir según el financiamiento final.*

**Periodo de comentarios públicos de 15 días:** el plan de asignación de HOME-ARP estará disponible por no menos de los 15 días requeridos para la revisión pública y el periodo de comentarios a partir del 17 de febrero de 2023. Los detalles sobre los proyectos propuestos y las copias del Plan de asignación de HOME-ARP estarán disponibles para su revisión en [www.ci.richland.wa.us/homeprogram](http://www.ci.richland.wa.us/homeprogram), [www.pasco-wa.gov](http://www.pasco-wa.gov), [www.go2kennewick.com/731/HOME-Program](http://www.go2kennewick.com/731/HOME-Program); en Richland, Pasco y el Ayuntamiento de Kennewick; la biblioteca pública de Richland, Pasco y Kennewick; y el Centro Comunitario de Richland. Los comentarios sobre el Plan de asignación de HOME-ARP se pueden dirigir a Toni Lehman, administrador de CDBG/HOME a través del correo electrónico [tlehman@ci.richland.wa.us](mailto:tlehman@ci.richland.wa.us); por teléfono 509-942-7580 o por correo postal: City of Richland, Development Services, 625 Swift Blvd., MS-18, Richland, WA 99352. Se aceptarán comentarios escritos hasta el 7 de marzo de 2023, antes de enviar el Plan de Asignación HOME-ARP.

**Audiencia pública:** El Ayuntamiento de Richland llevará a cabo una audiencia pública sobre el Plan de Asignación HOME-ARP propuesto el martes 7 de marzo de 2023, a las 6:00 p.m. o después. Si necesita una adaptación de la ADA para participar en esta audiencia pública, comuníquese con la Oficina del Secretario Municipal al 942-7389 o [jrogers@ci.richland.wa.us](mailto:jrogers@ci.richland.wa.us).

## ESTATAL

### Seattle se convierte en la primera ciudad de EE.UU. en prohibir la discriminación por castas

SEATTLE, Washington (AP)

El Ayuntamiento de Seattle agregó el martes la casta a las leyes contra la discriminación de la ciudad, convirtiéndose en la primera ciudad de EE.UU. en prohibir específicamente la discriminación por castas.

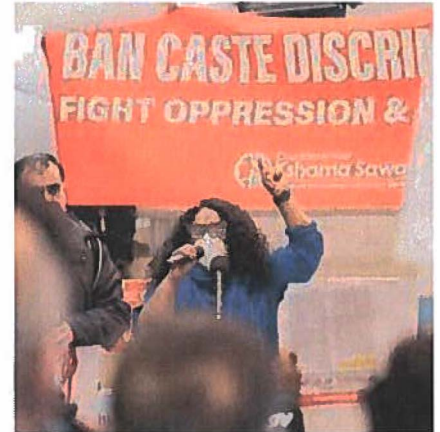
Los llamados a prohibir la discriminación basada en castas, una división de personas basada en el nacimiento o la ascendencia, se han vuelto más fuertes entre las comunidades de la diáspora del sur de Asia en los Estados Unidos. Pero el movimiento está siendo rechazado por algunos estadounidenses hindúes que argumentan que tal legislación difama a una comunidad específica.

Los defensores de la ordenanza que fue aprobada por 6-1 el martes dicen que la discriminación por castas cruza las fronteras nacionales y religiosas y que sin tales leyes, quienes enfrentan la discriminación por castas en los EE.UU. no tendrán protección.

La ordenanza es un tema polémico, especialmente entre la diáspora del sur de Asia de la nación. Los partidarios argumentan que es necesario porque la casta no está cubierta por las protecciones de derechos civiles existentes. Los grupos que se oponen a la medida dicen que difamará a una comunidad que ya es objeto de prejuicios.

La concejala Kshama Sawant, socialista y la única india-estadounidense en el Concejo Municipal, dijo que la ordenanza que ella propuso no señala a una sola comunidad, sino que explica cómo la discriminación de castas cruza las fronteras nacionales y religiosas.

Activistas de diferentes lados del tema comenzaron a llegar a Seattle mucho antes de la reunión del consejo municipal del martes. Ya la semana pasada, más de 100 personas habían solicitado hablar en la reunión. El martes temprano, varios activistas desafiaron las bajas temperaturas y las ráfagas de viento para hacer fila frente al Ayuntamiento para tener la oportunidad de hablar con el consejo antes de la votación. Pero el consejo restringió los comentarios públicos en la reunión.



Los partidarios y los opositores de una ordenanza propuesta para agregar castas a las leyes contra la discriminación de Seattle se reúnen en los escalones del Ayuntamiento de Seattle, el martes 21 de febrero de 2023, en Seattle, Washington.

Los orígenes del sistema de castas en la India se remontan a 3000 años atrás como una jerarquía social basada en la ocupación y el nacimiento de uno. Es un sistema que ha evolucionado a lo largo de los siglos bajo el dominio musulmán y británico. El sufrimiento de quienes se encuentran en la parte inferior de la pirámide de castas, conocidos como dalits, ha continuado. La discriminación por castas está prohibida en India desde 1948, un año después de la independencia de la nación del dominio británico.

Activistas dalit de Seattle y más allá se manifestaron en el Ayuntamiento de Seattle en apoyo de la ordenanza, dijo Thenmozhi Soundararajan, fundador y director ejecutivo de Equality Labs, con sede en California.

La medida de Seattle contó con el apoyo de organizaciones lideradas por activistas dalit como Equality Labs y otras. Los grupos dicen que la discriminación de casta prevalece en las comunidades de la diáspora y se manifiesta en forma de alienación social y discriminación en la vivienda, la educación y el sector tecnológico, donde los sudasiáticos tienen roles clave.

La oposición a la ordenanza provino de grupos como la Fundación Hindú Estadounidense y la Coalición de Hindúes de América del Norte, quienes dicen que señala innecesariamente a una comunidad que ya es vulnerable a la discriminación en los EE.UU.

Sabiduría para las decisiones



**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

M-21-DP-53-0202

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

City of Richland

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

91-6015119

\* c. UEI:

KMRXS36K5921

**d. Address:**

\* Street1:

625 Swift Blvd.

Street2:

\* City:

Richland

County/Parish:

\* State:

WA: Washington

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

99352-0000

**e. Organizational Unit:**

Department Name:

Development Services

Division Name:

Planning and Redevelopment

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mr.

\* First Name:

Kerwin

Middle Name:

\* Last Name:

Jensen

Suffix:

Title:

Development Services Director

Organizational Affiliation:

\* Telephone Number:

509-942-7586

Fax Number:

\* Email:

kjensen@ci.richland.wa.us

Application for Federal Assistance SF-424

\* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

\* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

\* 12. Funding Opportunity Number:

N/A

\* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

\* 15. Descriptive Title of Applicant's Project:

City of Richland, Lead Entity, Tri-Cities HOME Consortium HOME-ARP Program

Attach supporting documents as specified in agency instructions.

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**\* a. Federal \* b. Applicant \* c. State \* d. Local \* e. Other \* f. Program Income \* g. TOTAL **\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**Prefix:  \* First Name: Middle Name: \* Last Name: Suffix: \* Title: \* Telephone Number:  Fax Number: \* Email: 

\* Signature of Authorized Representative:


\* Date Signed: **March 10, 2023**


**ASSURANCES - NON-CONSTRUCTION PROGRAMS**

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.


**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Richland	DATE SUBMITTED March 10, 2023

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**


**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.



11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Richland	DATE SUBMITTED March 10, 2023

## HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.



**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

**Section 3** --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

**HOME-ARP Certification** --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.

   
\_\_\_\_\_  
Signature of Authorized Official

March 10, 2023  
Date

\_\_\_\_\_  
City Manager  
Title